

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 9.667 acres described by metes and bounds in Exhibits "A" and the acquisition of a waterline easement to that certain tracts of land being 1.408 acres described by metes and bounds in Exhibit "B; owned by **FUESSEL HOLDINGS LLC, a Texas limited liability company.** for the purpose of constructing, reconstructing, maintaining, and operating the Chandler Road/Corridor B roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore,

the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A & B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Steven Snell
Williamson County Judge

Exhibit 'A'

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 9.667 acre tract

METES AND BOUNDS DESCRIPTION

FOR A 9.667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESSEL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 9.667 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF APRIL 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10192037.09, E=3176144.30) monumenting the southwest corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and the northwest corner of the called 14.115 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2011031966 of the Official Public Records of Williamson County, Texas, same being on a point in the easterly boundary line of the called 5.580 acre tract of land conveyed to the State of Texas recorded in Volume 476, Page 568, of the Deed Records of Williamson County, Texas, same being on the existing north right-of-way line of Chandler Road (right-of-way width varies), same being on the existing east right-of-way line of F.M. 1660 (right-of-way width varies), for the southwest corner and **POINT OF BEGINNING** hereof and being 132.95 feet left of Chandler Road Engineer's Baseline Station 1415+31.90;

THENCE, **N 21°30'11" W** with the west boundary line of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, said easterly boundary line of the called 5.580 acre State of Texas tract, and said existing east right-of-way line of F.M. 1660, for a distance of **158.09 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" for the northwest corner hereof and being 290.17 feet left of Chandler Road Engineer's Baseline Station 1415+48.40, from which a broken TxDOT Type I monument found with PK nail monumenting a point of curvature of a curve to the right on said existing east right-of-way line of F.M. 1660, said easterly boundary line of the called 5.580 acre State of Texas tract, same being on said west boundary line of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, bears N 21°30'11" W for a distance of 299.04 feet and N 21°42'11" W for a distance of 2226.27 feet;

THENCE, through the interior of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, the following six (6) courses and distances:

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 9.667 acre tract

1. **S 69°31'28" E** for a distance of **120.05 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 201.00 feet left of Chandler Road Engineer's Baseline Station 1416+28.77;
2. **N 62°30'16" E** for a distance of **642.88 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 201.00 feet left of Chandler Road Engineer's Baseline Station 1422+71.65;
3. **S 27°29'44" E** for a distance of **6.00 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1422+71.65
4. **N 62°30'16" E** for a distance of **1434.04 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the beginning of a curve to the right and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1437+05.69;
5. With said curve to the right an arc length of **780.71 feet**, said curve having a radius of **4110.00 feet**, a delta angle of **10°53'01"** and a chord which bears **N 67°56'46" E** for a distance of **779.54 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the end of this curve and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1444+49.36;
6. **N 73°23'16" E** for a distance of **108.59 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the east boundary line of said remnant portion of the 219.99 acre Fuessel tract and the west boundary line of the called 123.139 acre tract of land conveyed to Hutto 525 Development Partners LP, recorded in Document No. 2021192940 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1445+57.96, from which an iron rod found with cap marked "HALFF" monumenting the northeast corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and the northwest corner of said 123.139 acre Hutto, 525, Development Partners LP tract, same being on the south boundary line of the called 100 acre tract of land conveyed to Weldon R. Copeland, recorded in Document No. 9751596 of the Official Records of Williamson County, Texas, bears **N 21°25'07" W** for a distance of 2625.18 feet;

THENCE, **S 21°25'07" E** with said east boundary line of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and said west boundary line of the 123.139 acre Hutto 525 Development Partners LP tract for a distance of **170.39 feet** to a calculated point on the

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 9.667 acre tract

southeast corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, the southwest corner of said 123.139 acre Hutto 525 Development Partners LP tract, the northeast corner of said 14.115 acre Williamson County, Texas tract and the northwest corner of the called 3.669 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2011043855 of the Official Public Records of Williamson County, Texas, same being on said existing north right-of-way line of Chandler Road, for the southeast corner hereof and being 25.21 feet left of Chandler Road Engineer's Baseline Station 1445+72.23, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the northeast corner of the remnant portion of the called 220.09 acre tract of land (Tract Two) conveyed to Fuessel Holdings, LLC recorded in said Document No. 2012081609 and the northwest corner of the called 4.257 acre tract of land conveyed to Hutto 525 Development Partners LP, recorded in Document No. 2021192610 of the Official Public Records of Williamson County, Texas, same being on the existing south right-of-way line of said Chandler Road, bears S 21°25'07" E for a distance of 200.84 feet;

THENCE, with the south boundary line of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, the north boundary line of said 14.115 acre Williamson County, Texas tract and said existing north right-of-way line of Chandler Road, the following four (4) courses and distances:

1. With a curve to the left an arc length of **1577.16 feet** said curve having a radius of **8599.98 feet**, a delta angle of **10°30'27"** and a chord which bears **S 67°44'42" W** for a distance of **1574.95 feet** to an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the end of this curve and being 74.99 feet left of Chandler Road Engineer's Baseline Station 1430+01.95, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting a point of curvature on said existing south right-of-way line of Chandler Road, same being on the south boundary line of said 14.115 acre Williamson County, Texas tract and said north boundary line of the remnant portion of the 220.09 acre Fuessel Holdings, LLC tract, bears S 27°31'20" E for a distance of 199.92 feet;
2. **S 62°29'41" W** for a distance of **403.58 feet** to a 1/2" iron rod found bent monumenting an angle point and being 74.92 feet left of Chandler Road Engineer's Baseline Station 1425+98.37, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting an angle point on said existing south right-of-way line of Chandler Road, same being on the south boundary line of said 14.115 acre Williamson County, Texas tract and said north boundary line of the remnant


County: Williamson
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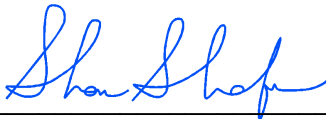
portion of the 220.09 acre Fuessel Holdings, LLC tract, bears S 27°31'35" E for a distance of 199.80 feet;

3. **S 62°31'42" W** for a distance of **1008.91 feet** to a calculated point on an angle point in said north boundary line of said 14.115 acre Williamson County, Texas tract and said existing north right-of-way line of Chandler Road and being 75.35 feet left of Chandler Road Engineer's Baseline Station 1415+89.45;
4. **N 72°28'18" W** for a distance of **81.43 feet** to the **POINT OF BEGINNING** hereof and containing 9.667 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

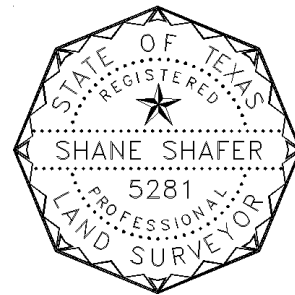
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



May 07, 2025

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WCRB__2024 WCRB WA-3 CHANDLER CORRIDOR EAST OF FM 1660 2024-60\ ROW FINAL - LTS SURVEYS\CHANDLER CORRIDOR FUESSEL HOLDINGS NORTH ROW PARCEL LTS M&B 20250507.doc

WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

JONAH WATER SPECIAL
UTILITY DISTRICT
20' PUBLIC UTILITY AND
ACCESS EASEMENT

—STATE OF TEXAS
CALLED 5.580 AC.
VOL. 476, PG. 568

JOHN THOMAS SURVEY
ABSTRACT NO. 610

FLUESSEL HOLDINGS, LLC
REMNANT PORTION OF
ACT ONE - CALLED 219.99 AC.
DOC. NO. 2012081609

WILLIAMSON COUNTY
APPRAISAL DISTRICT (WCAD)
PROPERTY ID: R020975

TY
WCAD)
1975
CENTERLINE (NO WIDTH SPECIFIED)
SOUTHWESTERN BELL TELEPHONE CO.
TELEPHONE LINE EASEMENT
VOL. 312, PG. 359

PROPOSED
20' WIDE EASEMENT
BY SEPARATE
INSTRUMENT

SCALE: 1" = 200'



SHEET 1 OF 6

AMOND SURVEYING, INC.
 LINE ROAD, GEORGETOWN, TEXAS 78626
 (512) 931-3100
 T.B.P.E.L.S. FIRM NO. 10006900

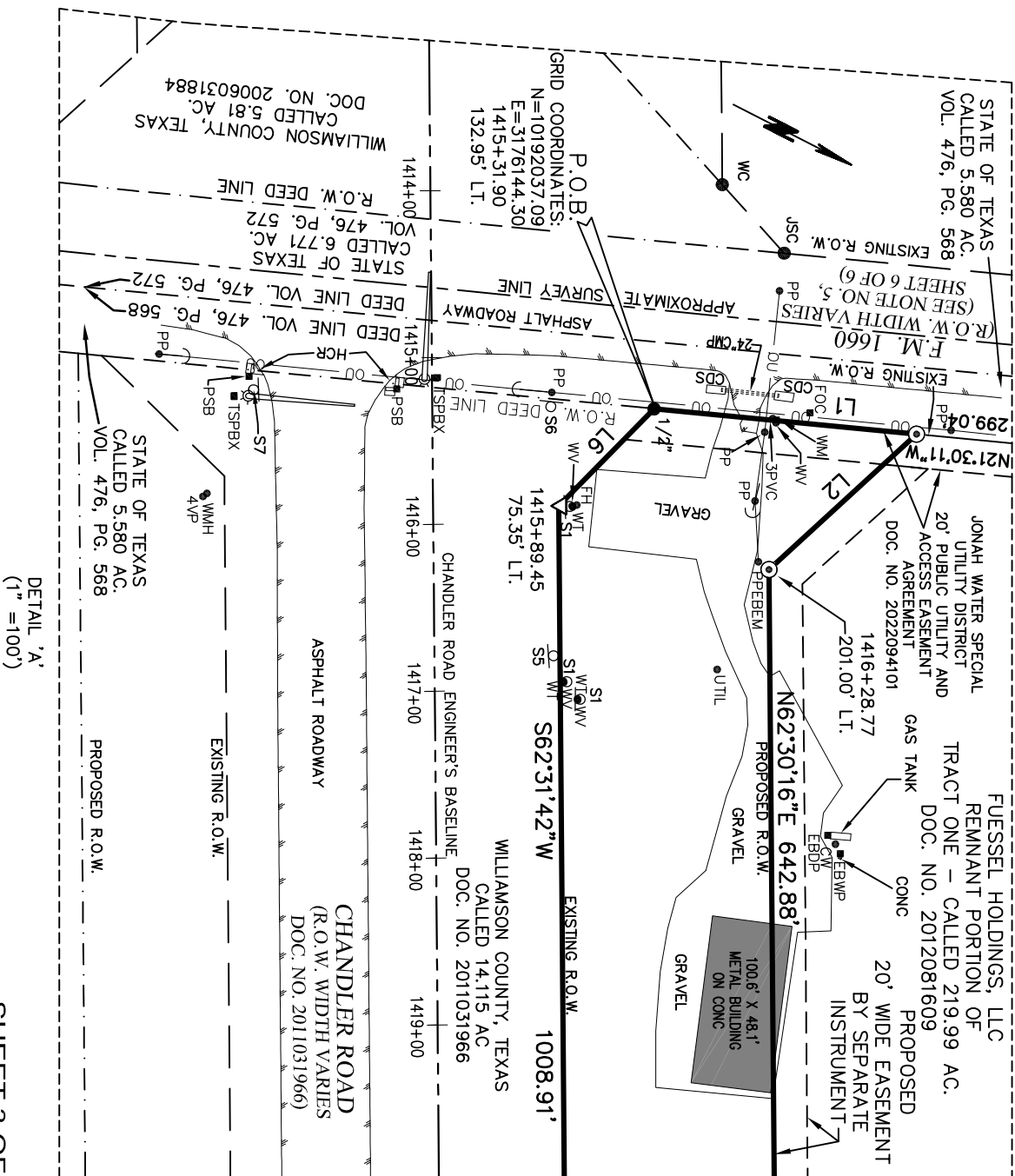
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

SEE SHEET 2

- WELDON R. COPELAND
CALLED 100.00 AC.
DOC. NO. 9751596
- WELDON R. COPELAND AND
CAROLYN A. COPELAND
CALLED 70.00 AC.
EXHIBIT A
DOC. NO. 9619161

SIGN LEGEND

- S1 = VALVE
S2 = TRAFFIC LIGHT AHEAD
S3 = FM 1660
S4 = LANE DIRECTIONS
S5 = RIGHT-OF-WAY MARKER
S6 = WATER PIPELINE
S7 = FM 1660 NORTH & SOUTH



DETAIL 'A'
(1" = 100')

SHEET 3 OF 6

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSDN COUNTY, TEXAS.
PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
WILLIAMSDN COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

LEGEND

- IRON ROD FOUND
- DS IRON ROD FOUND WITH CAP
MARKED "DIAMOND SURVEYING"
- JSC IRON ROD FOUND WITH CAP
MARKED "JS COALTER"
- CT IRON ROD FOUND WITH CAP
MARKED "COALTER TEXAS RPLS"
- WC IRON ROD FOUND WITH ALUMINUM CAP
MARKED "WILLIAMSON COUNTY"
- ⊠ BROKEN TYPE I MONUMENT FOUND WITH PK NAIL
- ⊙ IRON ROD SET WITH ALUMINUM CAP
MARKED "WILLIAMSON COUNTY"
- ▽ CALCULATED POINT
- PPEBEM POWER POLE WITH ELECTRIC METER AND ELECTRIC BOX
- PP POWER POLE
- DOWN GUY
- TSFBX TRAFFIC SIGNAL PULL BOX ON CONCRETE PAD
- PSB PEDESTRIAN SIGNAL BOX
- EBWP ELECTRIC BOX ON 4" WOOD POST
- EBDP ELECTRIC BOX DIESEL FUEL PUMP
- FOC FIBER OPTIC CABLE PULL BOX
- TRAFFIC SIGNAL
- FH FIRE HYDRANT
- WT WATER TEST BOLT
- WV WATER VALVE
- WM WATER METER
- WMH WATER MANHOLE
- 4VP 4" VENT PIPE
- CW CAPED WELL
- UTIL UTILITY - POSSIBLE WELL ON 48" CONCRETE
- 3PVC 3" PVC RISER
- 4PVC 4" PVC RISER
- SIGN
- RP REFLECTOR POST

LINE TYPES & ABBREVIATIONS

- EDGE OF PAVEMENT
- OU OVERHEAD UTILITY LINE
- RIGHT-OF-WAY DEED LINE
- 1428+100 — CHANDLER ROAD ENGINEER'S BASELINE
- HCR HANDICAP RAMPS WITH BRICK PAVERS
- CONC CONCRETE
- CDS CONCRETE DRAINAGE STRUCTURE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9.667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT ND, 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT ND, 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2402851, which bears an Effective Date June 6, 2024 and an Issued Date of June 16, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Easement dated December 11, 1941, executed by S. C. Downing Estate et al to Southwestern Bell Telephone Company, recorded in Volume 312, Page 359, Deed Records, Williamson County, Texas. Is a part of the Subject Tract as shown hereon.

10b. Easement dated January 21, 1952, executed by Bennie Downing and Mrs. Bennie Downing to Texas Power & Light Company, recorded in Volume 381, Page 144, Deed Records, Williamson County, Texas. Can not be located by its description.

10c. Right of Way Easement dated June 20, 1972, executed by Norman Fuessel and Nancy Fuessel to Jonah Water Supply Corp, recorded in Volume 563, Page 691, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed."

10d. Easement For Equipment Station dated February 20, 1975, executed by Norman Fuessel and Mrs. Norman Fuessel to Southwestern Bell Telephone Company, recorded in Volume 606, Page 490, Deed Records, Williamson County, Texas. Not a part of the Subject Tract.

10e. Easement and Right of Way dated January 6, 1978, executed by Norman Fuessel to Texas Power & Light Company and the Central Telephone Company, recorded in Volume 711, Page 867, Deed Records, Williamson County, Texas. Not a part of the Subject Tract.

10f. Public Utility and Access Easement Agreement dated April 4, 2019, executed by Fuessel Holdings LLC to Jonah Water Special Utility District, recorded under Document No. 2019028835, Official Records, Williamson County, Texas. Not a part of the Subject Tract.

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

GENERAL NOTES:

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4110.00'	780.71'	10°53'01"	N67°56'46"E	779.54'
C2	8599.98'	1577.16'	10°30'27"	S67°44'42"W	1574.95'
C3	8599.98'	56.56'	0°22'37"	N73°11'14"E	56.56'

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

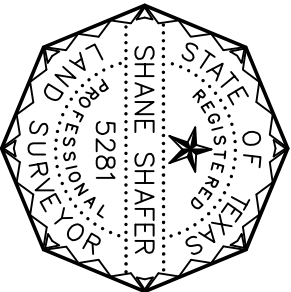
3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0510F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON MAY 31, 2024.

5) EXISTING RIGHT-OF-WAY LINES SHOWN HEREON FOR FM 1660 PER TEXAS STATE HIGHWAY DEPARTMENT, RIGHT-OF-WAY MAP, DISTRICT 14, WILLIAMSON COUNTY, F.M. HIGHWAY 1660 CONTROL NO. 1566 - SECTION NO. 1 - JOB NO. 1, APPROVED AUGUST 31, 1965, AND REVISED MAY, 1986, AND PER RECORDED DEEDS IN VOLUME 476, PAGE 568 AND VOLUME 476, PAGE 572, BOTH OF THE DEEDS RECORDS OF WILLIAMSON COUNTY, TEXAS.

To: Williamson County, Texas, Texan Title Insurance Company and Longhorn Title Company, LLC exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on April 22, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°30'11"W	158.09'
L2	S69°31'28"E	120.05'
L3	S27°29'44"E	6.00'
L4	N73°23'16"E	108.59'
L5	S21°25'07"E	170.39'
L6	N72°28'18"W	81.43'
L7	S21°25'07"E	200.84'
L8	S27°31'20"E	199.92'
L9	S27°31'35"E	199.80'


SHANE SHAFER, R.P.L.S. NO. 5281

May 07, 2025
DATE

Exhibit "B"

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 1.408 acre Easement

METES AND BOUNDS DESCRIPTION

FOR A 1.408 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESSEL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1.408 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF APRIL 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Grid Coordinates: N=10192037.09, E=3176144.30) monumenting the southwest corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and the northwest corner of the called 14.115 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2011031966 of the Official Public Records of Williamson County, Texas, same being on a point in the easterly boundary line of the called 5.580 acre tract of land conveyed to the State of Texas recorded in Volume 476, Page 568, of the Deed Records of Williamson County, Texas, same being on the existing north right-of-way line of Chandler Road (right-of-way width varies), same being on the existing east right-of-way line of F.M. 1660 (right-of-way width varies);

THENCE, N 21°30'11" W with the west boundary line of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, said easterly boundary line of the called 5.580 acre State of Texas tract, and said existing east right-of-way line of F.M. 1660, for a distance of 158.09 feet to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on an angle point in the Proposed north right-of-way line of Chandler Road, from which a broken TxDOT Type I monument found with PK nail monumenting a point of curvature of a curve to the right on said existing east right-of-way line of F.M. 1660, said easterly boundary line of the called 5.580 acre State of Texas tract, same being on said west boundary line of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, bears N 21°30'11" W for a distance of 299.04 feet and N 21°42'11" W for a distance of 2226.27 feet;

THENCE, S 69°31'28" E through the interior of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, same being with said Proposed north right-of-way line of Chandler Road, for a distance of 26.90 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" (Grid Coordinates: N=10192174.74, E=3176111.56) on a point in the east boundary line of a 20' wide Public Utility and Access Easement Agreement conveyed to Jonah Water Special Utility District, recorded in Document No. 2022094101 of

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 1.408 acre Easement

the Official Public Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** hereof and being 270.19 feet left of Chandler Road Engineer's Baseline Station 1415+66.41;

THENCE, **N 21°30'11" W** continuing through said interior of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, same being with said east boundary line of the 20' wide Public Utility and Access Easement Agreement, for a distance of **26.90 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northwest corner hereof and being 296.94 feet left of Chandler Road Engineer's Baseline Station 1415+69.22;

THENCE, continuing through said interior of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, the following six (6) courses and distances:

1. **S 69°31'28" E** for a distance of **102.24 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" and being 221.00 feet left of Chandler Road Engineer's Baseline Station 1416+37.67;
2. **N 62°30'16" E** for a distance of **653.98 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" and being 221.00 feet left of Chandler Road Engineer's Baseline Station 1422+91.65;
3. **S 27°29'44" E** for a distance of **6.00 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" and being 215.00 feet left of Chandler Road Engineer's Baseline Station 1422+91.65
4. **N 62°30'16" E** for a distance of **1414.04 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the right and being 215.00 feet left of Chandler Road Engineer's Baseline Station 1437+05.69;
5. With said curve to the right an arc length of **784.51 feet**, said curve having a radius of **4130.00 feet**, a delta angle of **10°53'01"** and a chord which bears **N 67°56'46" E** for a distance of **783.33 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve and being 215.00 feet left of Chandler Road Engineer's Baseline Station 1444+49.36;
6. **N 73°23'16" E** for a distance of **106.91 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the east boundary line of said remnant portion of the 219.99 acre Fuessel tract and the west boundary line of the called 123.139 acre tract

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 1.408 acre Easement

of land conveyed to Hutto 525 Development Partners LP, recorded in Document No. 2021192940 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof and being 215.00 feet left of Chandler Road Engineer's Baseline Station 1445+56.27, from which an iron rod found with cap marked "HALFF" monumenting the northeast corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and the northwest corner of said 123.139 acre Hutto, 525, Development Partners LP tract, same being on the south boundary line of the called 100 acre tract of land conveyed to Weldon R. Copeland, recorded in Document No. 9751596 of the Official Records of Williamson County, Texas, bears N 21°25'07" W for a distance of 2605.11 feet;

THENCE, **S 21°25'07" E** with said east boundary line of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and said west boundary line of the 123.139 acre Hutto 525 Development Partners LP tract, for a distance of **20.07 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on a point in said Proposed north right-of-way line of Chandler Road, for the southeast corner hereof and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1445+57.96, from which a 1/2" iron rod found on a point of curvature on the south boundary line of said 123.139 acre Hutto 525 Development Partners LP tract, same being on a point of curvature in said existing north right-of-way line of Chandler Road, bears S 21°25'07" E, for a distance of 170.39 feet and N 73°11'14" E, for a distance of 56.56 feet;

THENCE, continuing through said interior of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, same being with said Proposed north right-of-way line of Chandler Road, the following six (6) courses and distances:


1. **S 73°23'16" W** for a distance of **108.59 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the beginning of a curve to the left and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1444+49.36;
2. With said curve to the left an arc length of **780.71 feet**, said curve having a radius of **4110.00 feet**, a delta angle of **10°53'01"** and a chord which bears **S 67°56'46" W** for a distance of **779.54 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the end of this curve and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1437+05.69;
3. **S 62°30'16" W** for a distance of **1434.04 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" being 195.00 feet left of Chandler Road Engineer's Baseline Station 1422+71.65;

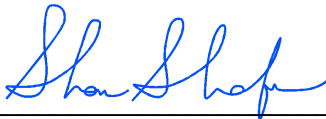
County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 1.408 acre Easement

4. **N 27°29'44" W** for a distance of **6.00 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 201.00 feet left of Chandler Road Engineer's Baseline Station 1422+71.65;
5. **S 62°30'16" W** for a distance of **642.88 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 201.00 feet left of Chandler Road Engineer's Baseline Station 1416+28.77;
6. **N 69°31'28" W** for a distance of **93.14 feet** to the **POINT OF BEGINNING** hereof and containing 1.408 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



May 07, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\WCRB__2024 WCRB WA-3 CHANDLER CORRIDOR EAST OF FM 1660 2024-60_ROW FINAL - LTS SURVEYS\CHANDLER CORRIDOR FUESSEL HOLDINGS JONAH WLE M&B 20250507.doc

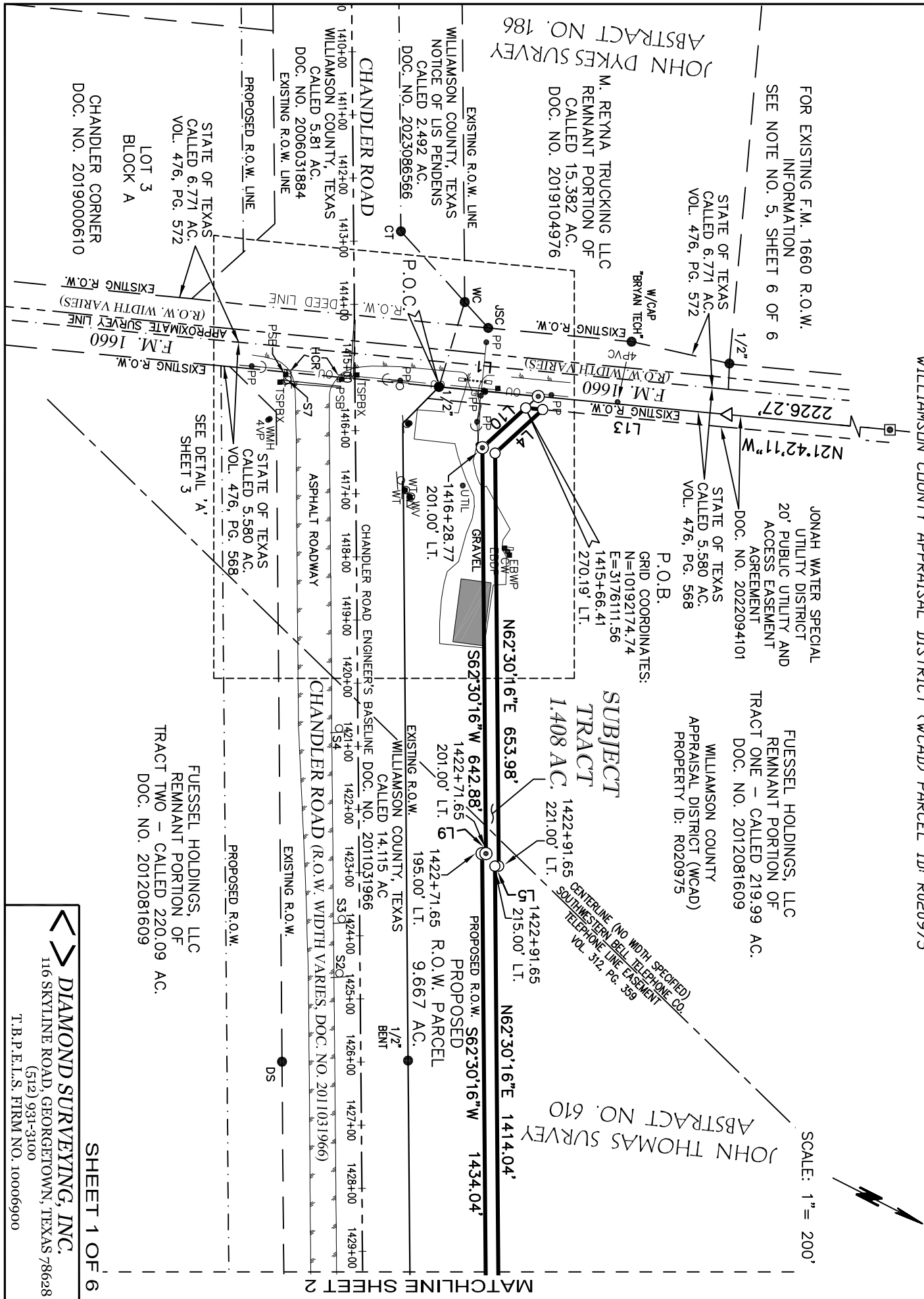
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

WILLIAMSON COUNTY
APPRAISAL DISTRICT (WCAD)
PROPERTY ID: R020975

75
CENTERLINE (NO WIDTH SPECIFIED)
SOUTHWESTERN BELL TELEPHONE CO.
TELEPHONE LINE EASEMENT
VOL. 312, PG. 359

JOHN THOMAS SURVEY
ABSTRACT NO. 610

SCALE: 1" = 200



SHEET 1 OF 6

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 100069000

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 1.408 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975



SCALE: 1" = 200'

SUBJECT TRACT
1.408 AC.

FUESEL HOLDINGS, LLC
REMNANT PORTION OF
TRACT ONE - CALLED 219.99 AC.
DOC. NO. 2012081609

WILLIAMSON COUNTY
APPRAISAL DISTRICT (WCAD)
PROPERTY ID: R020975

JOHN THOMAS SURVEY
ABSTRACT NO. 610

N21°25'07"W

HUTTO 525 DEVELOPMENT
PARTNERS LP
CALLED 123.139 ACRES
DOC. NO. 2021192940

N62°30'16"E 1414.04'
S62°30'16"W 1434.04'

PROPOSED R.O.W.
PROPOSED
R.O.W. PARCEL
9.667 AC.

P.C. STATION
1437+05.69
215.00' LT.
P.C. STATION
1437+05.69
195.00' LT.

P.T. STATION
1444+49.36
215.00' LT.
P.T. STATION
1444+49.36
195.00' LT.

1445+56.27
215.00' LT.
1445+57.96
195.00' LT.

PROPOSED R.O.W.

EXISTING R.O.W.

CHANDLER ROAD ENGINEER'S BASELINE

CHANDLER ROAD (R.O.W. WIDTH VARIES, DOC. NO. 2011031966) DOC. NO. 2011031966

WILLIAMSON COUNTY, TEXAS
CALLED 14.115 AC
DOC. NO. 2011031966

EXISTING R.O.W.
PROPOSED R.O.W.

P.C. 1437+05.69

PT 1444+49.36

W/CAP
"HALF"

R.O.W. DEED LINE
EXISTING R.O.W.
PROPOSED R.O.W.

FUESEL HOLDINGS, LLC
REMNANT PORTION OF
TRACT TWO - CALLED 220.09 AC.
DOC. NO. 2012081609

WILLIAMSON COUNTY, TEXAS
PARCEL 4 - CALLED 4.91 AC.
DOC. NO. 2011043854

HUTTO 525 DEVELOPMENT
PARTNERS LP
CALLED 4.257 AC.
DOC. NO. 2021192610

HUTTO 525 DEVELOPMENT
PARTNERS LP
CALLED 125.424 AC.
DOC. NO. 2021192602

DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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T.B.P.E.L.S. FIRM NO. 10006900

SHEET 2 OF 6

MATCHLINE SHEET 1

WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

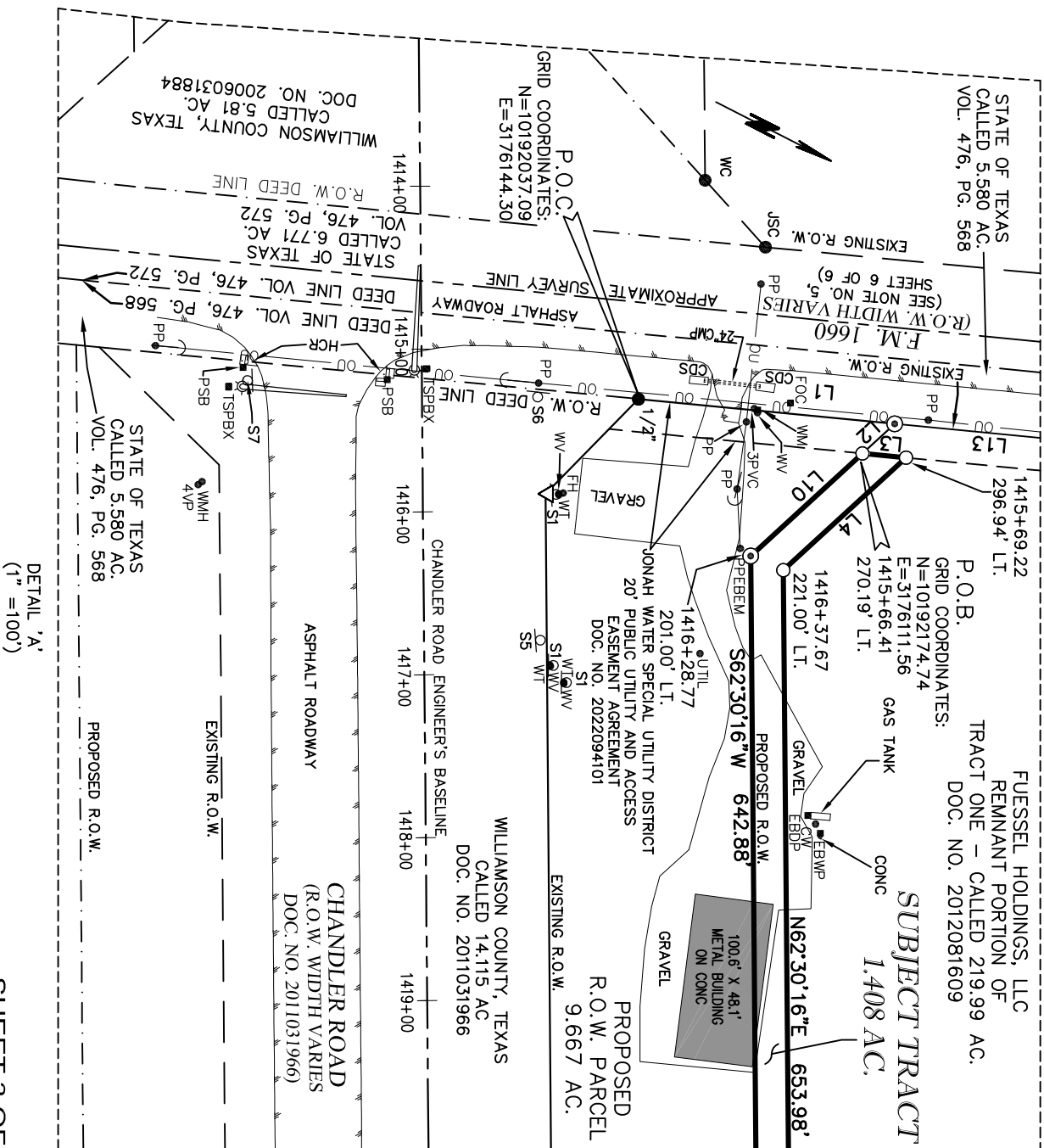
RECORD DEED INFORMATION
SEE SHEET 2

WELDON R. COPELAND
CALLED 100.00 AC.
DOC. NO. 9751596

WELDON R. COPELAND AND
CAROLYN A. COPELAND
CALLED 70.00 AC.
EXHIBIT A
DOC. NO. 9619161

SIGN LEGEND

S1 = VALVE
S2 = TRAFFIC LIGHT AHEAD
S3 = FM 1660
S4 = LANE DIRECTIONS
S5 = RIGHT-OF-WAY MARKER
S6 = WATER PIPELINE
S7 = FM 1660 NORTH & SOUTH



DETAIL 'A'
(1" = 100')

SHEET 3 OF 6

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 1408 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSDN COUNTY, TEXAS.
PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
WILLIAMSDN COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

LEGEND

- IRON ROD FOUND
- DS IRON ROD FOUND WITH CAP
MARKED "DIAMOND SURVEYING"
- JSC IRON ROD FOUND WITH CAP
MARKED "JS COALTER"
- CT IRON ROD FOUND WITH CAP
MARKED "COALTER TEXAS RPLS"
- WC IRON ROD FOUND WITH ALUMINUM CAP
MARKED "WILLIAMSON COUNTY"
- ◻ BROKEN TYPE I MONUMENT FOUND WITH PK NAIL
- ◉ IRON ROD SET WITH ALUMINUM CAP
MARKED "WILLIAMSON COUNTY"
- IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- PPEBEM POWER POLE WITH ELECTRIC METER AND ELECTRIC BOX
- PP POWER POLE
- └ DOWN GUY
- TSPBX TRAFFIC SIGNAL PULL BOX ON CONCRETE PAD
- PSB PEDESTRIAN SIGNAL BOX
- EBWP ELECTRIC BOX ON 4" WOOD POST
- EBDP ELECTRIC BOX DIESEL FUEL PUMP
- FOC FIBER OPTIC CABLE PULL BOX
- TRAFFIC SIGNAL
- FH FIRE HYDRANT
- WT WATER TEST BOLT
- WV WATER VALVE
- WM WATER METER
- WMH WATER MANHOLE
- 4VP 4" VENT PIPE
- CW CAPPED WELL
- UTIL UTILITY - POSSIBLE WELL ON 48" CONCRETE
- 3PVC 3" PVC RISER
- 4PVC 4" PVC RISER
- SIGN
- RP REFLECTOR POST

LINE TYPES & ABBREVIATIONS

- EDGE OF PAVEMENT
- OU — OVERHEAD UTILITY LINE
- RIGHT-OF-WAY DEED LINE
- 1428+100 — CHANDLER ROAD ENGINEER'S BASELINE
- HCR HANDICAP RAMPS WITH BRICK PAVERS
- CONC CONCRETE
- CDS CONCRETE DRAINAGE STRUCTURE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 1408 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2402851, which bears an Effective Date June 6, 2024 and an Issued Date of June 16, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Easement dated December 11, 1941, executed by S. C. Downing Estate et al to Southwestern Bell Telephone Company, recorded in Volume 312, Page 359, Deed Records, Williamson County, Texas. Is a part of the Subject Tract as shown hereon.

10b. Easement dated January 21, 1952, executed by Bennie Downing and Mrs. Bennie Downing to Texas Power & Light Company, recorded in Volume 381, Page 144, Deed Records, Williamson County, Texas. Can not be located by its description.

10c. Right of Way Easement dated June 20, 1972, executed by Norman Fuessel and Nancy Fuessel to Jonah Water Supply Corp, recorded in Volume 563, Page 691, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed."

10d. Easement For Equipment Station dated February 20, 1975, executed by Norman Fuessel and Mrs. Norman Fuessel to Southwestern Bell Telephone Company, recorded in Volume 606, Page 490, Deed Records, Williamson County, Texas. Not a part of the Subject Tract.

10e. Easement and Right of Way dated January 6, 1978, executed by Norman Fuessel to Texas Power & Light Company and the Central Telephone Company, recorded in Volume 711, Page 867, Deed Records, Williamson County, Texas. Not a part of the Subject Tract.

10f. Public Utility and Access Easement Agreement dated April 4, 2019, executed by Fuessel Holdings LLC to Jonah Water Special Utility District, recorded under Document No. 2019028835, Official Records, Williamson County, Texas. Not a part of the Subject Tract.

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 1408 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

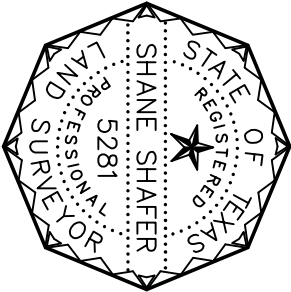
CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	4130.00'	784.51'	10°53'01"
C2	4110.00'	780.71'	10°53'01"
C3	8599.98'	56.56'	0°22'37"

GENERAL NOTES:


- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS, NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0510F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON MAY 31, 2024.
- 5) EXISTING RIGHT-OF-WAY LINES SHOWN HEREON FOR FM 1660 PER TEXAS STATE HIGHWAY DEPARTMENT, RIGHT-OF-WAY MAP, DISTRICT 14, WILLIAMSON COUNTY, F.M. HIGHWAY 1660 CONTROL NO. 1566 - SECTION NO. 1 - JOB NO. 1, APPROVED AUGUST 31, 1965, AND REVISED MAY, 1986. AND PER RECORDED DEEDS IN VOLUME 476, PAGE 568 AND VOLUME 476, PAGE 572, BOTH OF THE DEEDS RECORDS OF WILLIAMSON COUNTY, TEXAS.

To: Williamson County, Texas, Texan Title Insurance Company and Longhorn Title Company, LLC exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on April 22, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°30'11"W	158.09'
L2	S69°31'28"E	26.90'
L3	N21°30'11"W	26.90'
L4	S69°31'28"E	102.24'
L5	S27°29'44"E	6.00'
L6	N73°23'16"E	106.91'
L7	S21°25'07"E	20.07'
L8	S73°23'16"W	108.59'
L9	N27°29'44"W	6.00'
L10	N69°31'28"W	93.14'
L11	S21°25'07"E	170.39'
L12	S21°25'07"E	200.84'
L13	N21°30'11"W	299.04'


SHANE SHAFER, R.P.L.S. NO. 5281
May 07, 2025
DATE