

**DEVELOPMENT AGREEMENT BY AND BETWEEN RIVER OAKS LAND
PARTNERS II, LLC AND WILLIAMSON COUNTY, TEXAS**

This Development Agreement (this "Agreement") is executed by and between **RIVER OAKS LAND PARTNERS II, LLC** ("Developer") and **WILLIAMSON COUNTY** (the "County"). Developer and County being herein referred to individually as ("Party") or collectively as (the "Parties").

RECITALS

WHEREAS, Developer has acquired approximately 706.72 acres of real property located in Williamson County, Texas, located near the intersection of Cr 214 and San Gabriel Ranch Road and described by metes and bounds on Exhibit A (the "Development Land"); and

WHEREAS, the County acknowledges that the development of the Development Land will serve the public purpose of maximizing economic benefits and revenues to the County and the economic impact of the Development Land; and

WHEREAS, the Developer has submitted a preliminary plat to the County for a portion of the Development Land and the Parties desire to reach an understanding regarding the preliminary plat as well as the remaining Development Land; and

WHEREAS, the Developer and the County acknowledge that this Agreement is binding upon the County and the Developer and their respective successors and assigns and is to be recorded in the Official Records of Williamson County, Texas.

NOW THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the County and Developer hereby agree as follows:

I.

General Purpose

1. Purpose. The main purpose of this Agreement is to outline the requirements regarding the dedication of future right-of-way and abandonment of existing right-of-way within the Development Land.

2. Abandonment of Right-of-way. Conditioned upon Developer complying with the final terms and conditions of this Agreement, the County will follow the required legal procedures to abandon approximately 3.19 acres of existing CR 214 right-of-way, at the location shown on Exhibit "B", attached hereto.

3. Dedication of Right-of-way. As consideration for the abandonment of the right-of-way described in Section 2, above, and other valuable consideration, the Developer agrees to dedicate to the County, in fee simple and free and clear of all liens and other encumbrances, through platting or otherwise, as determined by the County, approximately 21.63 acres, being in two separate tracts containing approximately 5.67 and 15.96 acres, all as shown on Exhibit "C", attached hereto. The parties agree that the width of the arterial through the Development Land

shall be up to 120 feet in width for the arterial extension and realignment of CR 214 to the North Fork San Gabriel River and 136' at the arterial for the future county road along the gas pipeline easement, so the above acreages may be more or less than the 21.63 acres, depending on a final survey.

4. FM 3405. The parties agree to work with each other to extend the CR 214 ROW through the Development Property, and in the event that Developer shall acquire additional real property northeast of the North Fork San Gabriel River, through the additional property toward the extension of FM 3405 as shown in the Williamson County Transportation Plan. Furthermore, in the event Developer does acquire additional property northeast of the North Fork San Gabriel River, Developer will contribute up to 50% of the construction cost agreed to by both parties for the construction of the bridge. The terms and conditions of this 50% bridge contribution will be detailed in a separate development agreement.

5. Construction of CR 214. The parties agree that Developer will be solely responsible for the construction of CR 214 as a divided four-lane arterial roadway located within 120 feet right-of-way up to the "Limit of CR 214 Construction" reflected in "Exhibit D." The southern two lanes of CR 214 shall be constructed and pass County inspection prior to the recordation of a final plat, unless the County Engineer determines otherwise. The northern two lanes of CR 214 shall be constructed by the Developer and pass inspection by the County prior to when the average daily trips (ADT's) for the realigned CR 214 within the Development Property reaches 4,000 ADT's.

6. Maintenance of CR 214. The parties acknowledge that the portion of CR 214 that lies within the Development Property will be maintained by a municipal utility district and will not be an obligation of the County.

II.

Miscellaneous Provisions

1. Actions Performable. The County and the Developer agree that all actions to be performed under this Agreement are performable in Williamson County, Texas.

2. Governing Law. The County and Developer agree that this Agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas.

3. Severability. If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void; but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.

4. Complete Agreement. This Agreement represents a complete agreement of the parties and supersedes all prior written and oral matters related to this agreement. Any amendment to this Agreement must be in writing and signed by all parties. This Agreement runs with the land and shall bind the Properties for a term of fifteen (15) years, unless amended by the parties.

5. Exhibits. All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.

6. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) telecopy, with the original delivered by hand or overnight carrier, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

County:

Bill Gravell, Jr.
County Judge
710 Main Street
Georgetown, Texas 78626

Developer:

River Oaks Land Partners II, LLC

14001 West State HWY 29 Suite 203

Liberty Hill, TX 78642

7. Force Majeure. Developer and the County agree that the obligations of each party shall be subject to force majeure events such as natural calamity, fire or strike or inclement weather.

8. Conveyance of Properties. Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Properties. Any person who sells or conveys any portion of the Properties shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the County.

9. Continuity. This Agreement shall run with the Properties and be binding on all successors and grantees of Developer. This Agreement shall be filed for recordation in the Williamson County Official Records.

10. Signature Warranty Clause. The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the County and Developer, respectively.

(signatures on following pages)

SIGNED as of this _____ day of _____, 2021 ("Effective Date").

WILLIAMSON COUNTY, TEXAS

Bill Gravell, Jr.

Bill Gravell, Jr.
County judge

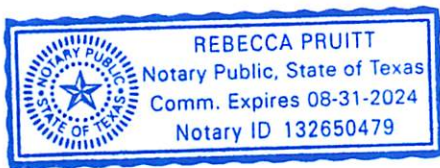
ATTEST:

Nancy E. Rister
Nancy Rister, County Clerk

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 27th day of July, 2021,
by Bill Gravell, Jr., on behalf of the County.



Rebecca Pruitt

Notary Public, State of Texas

Printed Name: Rebecca Pruitt

My Commission Expires: 08-31-2024

DEVELOPER

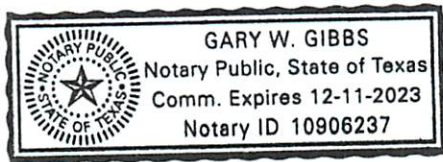
By: Randy Rollo

Its: Manager

THE STATE OF TEXAS }

COUNTY OF Williamson }

This instrument was acknowledged before me on the 23rd day of July, 2021,
by Randy Rollo.



Gary W. Gibbs
Notary Public, State of Texas

Printed Name: Gary W. Gibbs

My Commission Expires: 12/11/2023

After recording, return this document to:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT "A"
Legal Description

TRACT 1

678.09 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465, THE J. H. LEE SURVEY, ABSTRACT NO. 835 AND J. L. BROWN SURVEY, ABSTRACT NO. 788, ALL IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 77.5254 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008093237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 20.03 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND A PORTION OF THE REMAINDER OF A CALLED 846.46 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, BOTH REFERENCED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008076591 OF SAID O.P.R.W.C.T. AND BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., AS RECORDED IN DOCUMENT NO. 2008064005 OF SAID O.P.R.W.C.T.; SAID 678.09 ACRES CONSISTS OF THE FOLLOWING:

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TRACT C (SAVE & EXCEPT)	=	- 10.00 ACRES
TOTAL	=	678.09 ACRES

EXHIBIT "A"
Legal Description

TRACT A = 689.09 ACRES

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "FOREST 1847" found for the North corner of the remainder of a called 201.375 acre tract of land described in a Special Warranty Deed to River Oaks Land Partners, LLC recorded in Document No. 2016083415 of said O.P.R.W.C.T., being in the Easterly right-of-way line of County Road No. 214 (R.O.W. Varies) and the Southeast line of a called 3.43 acre tract of land described as 'PARCEL 6E' in 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 found in said Easterly right-of-way line of County Road No. 214 and the Southeast line of said 'PARCEL 6E', 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 $01^{\circ}19'06''$, and a chord which bears South $26^{\circ}55'42''$ West a distance of 31.58 feet;

THENCE along said Easterly right-of-way line of County Road No. 214 and said PARCEL 6E, the following three (3) courses and distances:

1. Along a curve to the Right having a radius of 1372.36 feet, an arc length of 285.86 feet, a delta angle of $11^{\circ}56'04''$, and a chord which bears North $33^{\circ}33'17''$ East a distance of 285.34 feet to a 60D Nail found for a point of tangency;
2. North $39^{\circ}23'11''$ East a distance of 278.33 feet to a 60D nail found; and
3. North $39^{\circ}26'20''$ East a distance of 1312.31 feet to a 1/2-inch rebar with cap stamped "CS LTD" found in the common line of said 77.5254 acre tract and said remainder of 846.46 acre tract, being the Southeast corner of said 'PARCEL 6E' and the Southwest corner of a called 0.45 of one acre tract of land described as 'PARCEL 6C', recorded in said Document No. 2009093312;

THENCE over and across said remainder of 846.46 acre tract and along the boundary of said PARCEL 6C, the following six (6) courses and distances:

1. North $39^{\circ}26'26''$ East a distance of 278.40 feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
2. North $50^{\circ}35'36''$ West a distance of 66.05 feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
3. South $46^{\circ}09'31''$ West a distance of 49.06 feet to a 1/2-inch rebar with cap stamped "CS LTD" found;

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4. South 44°21'51" West a distance of 53.53 feet to a calculated point;
5. South 43°27'42" West a distance of 91.32 feet to a calculated point; and
6. South 41°50'37" West a distance of 31.53 feet to a calculated point for the Northwest corner of said PARCEL 6C, being in the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road (R.O.W. Varies);

THENCE along the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road, the following five (5) 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;
2. North 05°40'37" West a distance of 111.20 feet to a calculated point;
3. North 20°05'22" West a distance of 554.52 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
4. North 20°39'10" West a distance of 591.48 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
5. North 21°26'17" West a distance of 691.96 feet to a 1/2-inch rebar found for the Northwest corner of said remainder of 846.46 acre tract and the Southwest corner of Lot 57, Block A, THE HIDDEN CREEK ESTATES, a subdivision recorded in Document No. 2016032981 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said THE HIDDEN CREEK ESTATES, the following ten (10) courses and distances:

1. North 69°35'27" East a distance of 626.58 feet to a 1/2-inch rebar with cap stamped "MATKIN INC - HOOVER ENG & SURVEY" found;
2. North 68°54'59" East a distance of 459.95 feet to a calculated point;
3. North 69°37'18" East passing a cotton spindle found at a distance of 11.92 feet for the Southeast corner of Lot 51, said Block A and the Southwest corner of Lot 50, said Block A, and continuing for a total distance of 440.57 feet to a 1/2-inch rebar found for the Southeast corner of Lot 48, said Block A, and an interior corner of said remainder of 846.46 acre tract;
4. North 19°11'59" West a distance of 166.78 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
5. North 19°02'23" West a distance of 284.68 feet to a 1/2-inch rebar found;

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6. North 18°56'31" West a distance of 438.17 feet to a calculated point;
7. North 18°54'17" West a distance of 356.38 feet to a 3/4-inch pipe found;
8. North 69°50'55" East a distance of 726.07 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
9. North 68°48'59" East, passing a 1/2-inch rebar with an illegible cap found at 6.61 feet for the Southeast corner of Lot 14 and the Southwest corner of Lot 13, both of said Block A, and continuing for a total distance of 289.21 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
10. North 70°02'36" East a distance of 699.17 feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract, being in the Southeast line of said Lot 13 and the West line of a called 232.61 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 845, Page 441 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), also being in the approximate centerline of the San Gabriel River (North Fork);

THENCE along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 232.61 acre tract, the following three (3) courses and distances:

1. South 26°51'24" East a distance of 16.62 feet to a calculated point;
2. South 71°39'36" East a distance of 565.27 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
3. North 75°37'28" East passing the Southeast corner of said 232.61 acre tract and an exterior corner of a called 174.04 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 1010, Page 502 of said D.R.W.C.T., and continue for a total distance of 337.99 feet to a calculated point for the Northwest corner of said 20.03 acre tract and the Northeast corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said 20.03 acre tract and said 174.04 acre tract, the following eleven (11) courses and distances:

1. North 70°37'54" East a distance of 293.16 feet to a calculated point;
2. North 85°49'01" East a distance of 119.72 feet to a calculated point;
3. South 79°21'06" East a distance of 65.15 feet to a calculated point;

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Legal Description

4. South 65°22'29" East a distance of 93.18 feet to a calculated point;
5. South 56°12'48" East a distance of 210.41 feet to a calculated point;
6. South 42°51'48" East a distance of 130.55 feet to a calculated point;
7. South 45°46'57" East a distance of 229.38 feet to a calculated point;
8. South 44°12'16" East a distance of 229.44 feet to a calculated point;
9. South 33°02'18" East a distance of 183.70 feet to a calculated point;
10. South 36°57'23" East a distance of 155.03 feet to a calculated point; and
11. South 41°10'31" East a distance of 399.57 feet to a calculated point for the Southeast corner of said 20.03 acre tract and an exterior corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 174.04 acre tract, the following five (5) courses and distances:

1. South 48°02'38" East a distance of 109.89 feet to a calculated point;
2. South 60°42'40" East a distance of 282.99 feet to a calculated point;
3. South 74°42'01" East a distance of 193.06 feet to a calculated point;
4. South 70°00'50" East a distance of 657.07 feet to a calculated point; and
5. South 54°04'21" East passing the Southeast corner of said 174.04 acre tract and the Northwest corner of a called 302.93 acre tract of land described in deed to Don Hart, recorded in Volume 681, Page 877 of said D.R.W.C.T., and continue for a total distance of 301.00 feet to a calculated point in the common line of said remainder of 846.46 acre tract and said 302.93 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 302.93 acre tract, the following four (4) courses and distances:

1. South 44°01'38" East a distance of 276.06 feet to a calculated point;
2. South 19°23'22" East a distance of 301.06 feet to a calculated point;
3. South 37°14'03" East a distance of 476.00 feet to a calculated point; and

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4. South 24°33'01" East a distance of 171.53 feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract and an exterior corner of a called 40.13 acre tract of land described in deed to M. Conrad Huffstutler, Jr., et al, recorded in Volume 2541, Page 236 of the Official Records of Williamson County, Texas (O.R.W.C.T.);

THENCE along the common line of said remainder of 846.46 acres and said 40.13 acres, the following fourteen (14) courses and distances:

1. South 85°34'53" West a distance of 90.11 feet to a calculated point;
2. North 52°55'08" West a distance of 61.92 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
3. South 80°46'01" West a distance of 125.44 feet to a calculated point;
4. North 53°24'05" West a distance of 202.64 feet to a calculated point;
5. North 34°26'33" West a distance of 243.70 feet to a calculated point;
6. North 19°46'38" West a distance of 104.50 feet to a calculated point;
7. South 60°20'05" West a distance of 180.05 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
8. South 32°23'38" East a distance of 20.79 feet to a 60D Nail found in an Elm tree;
9. South 23°24'42" East a distance of 48.72 feet to a 1/2-inch rebar found;
10. South 14°40'26" East a distance of 96.89 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
11. South 03°39'42" East a distance of 100.34 feet to a 60D Nail found in a Cedar tree;
12. South 06°53'30" West a distance of 129.85 feet to a 1/2-inch rebar found;
13. South 35°28'33" West a distance of 198.32 feet to a 1/2-inch rebar found; and
14. South 20°48'16" East a distance of 832.11 feet to a 1/2-inch rebar found for the Southwest corner of said 40.13 acre tract and the Northwest corner of a called 11.68 acre tract of land described in deed to Wayne Hurst, recorded in Document No. 2007093376 of said O.P.R.W.C.T.;

THENCE South 20°52'31" East along the common line of said remainder of 846.46 acre tract and said 11.68 acre tract, a distance of 550.08 feet to a 60D Nail found for the Southeast corner of said remainder of 846.46 acre tract and an exterior corner of said 11.68 acre tract, also being in the

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North line of a called 9.255 acre tract of land described in deed to Richard A. Snellgrooves, et al, recorded in Document No. 2017073302 of said O.P.R.W.C.T.;

THENCE South 69°08'47" West along the common line of said remainder of 846.46 acre tract and said 9.255 acre tract, a distance of 385.52 feet to a 1/2-inch rebar found for the common North corner of said 9.255 acre tract and a called 8.98 acre tract of land described in deed to David James Parker, et ux, recorded in Document No. 1999003918 of said O.R.W.C.T.;

THENCE South 69°18'13" West along the common line of said remainder of 846.46 acre tract and said 8.98 acre tract, a distance of 319.28 feet to a 1/2-inch rebar found for the common North corner of said 8.98 acre tract and a called 6.00 acre tract of land described in deed to Thad H. Gillespie, et ux, recorded in Document No. 2001025074 of said O.P.R.W.C.T.;

THENCE South 69°20'48" West along the common line of said remainder of 846.46 acre tract and said 6.00 acre tract, a distance of 325.42 feet to a 1/2-inch rebar found for the common North corner of said 6.00 acre tract and a called 5.266 acre tract of land described in deed to Jeffrey A. Nelson, recorded in Document No. 2018059283 of said O.P.R.W.C.T.;

THENCE South 69°31'25" West along the common line of said remainder of 846.46 acre tract and said 5.266 acre tract, a distance of 350.21 feet to a 1/2-inch rebar with illegible cap found for the common North corner of said 5.266 acre tract and a called 10.122 acre tract of land described in deed to Clinton Sean Pilgrim, et al, recorded in Document No. 2018059068 of said O.P.R.W.C.T.;

THENCE South 69°07'50" West along the common line of said remainder of 846.46 acre tract and said 10.122 acre tract, a distance of 293.57 feet to a 1/2-inch rebar found for the common North corner of said 10.122 acre tract and Lot 7, LIBERTY OAKS, a subdivision recorded in Cabinet D, Slide 143-146 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE South 69°41'33" West along the common line of said remainder of 846.46 acre tract and said Lot 7, a distance of 572.37 feet to a 1/2-inch rebar found for the common North corner of said Lot 7 and Lot 6, said LIBERTY OAKS;

THENCE South 69°40'55" West along the common line of said remainder of 846.46 acre tract and said Lot 6, a distance of 401.74 feet to a 3-inch post found for the common North corner of said Lot 6 and a called 95.34 acre tract of land described as 'TRACT A' in deed to Watson Ranch, LTD, recorded in Document No. 2009017881 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said 95.34 acre tract, the following four (4) courses and distances:

1. South 69°41'57" West a distance of 2602.88 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

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Legal Description

2. South 69°56'33" West a distance of 262.84 feet to a 3-inch post found;
3. South 69°14'58" West a distance of 536.82 feet to a 1/2-inch rebar found for an interior corner of said remainder of 846.46 acre tract and the Northwest corner of said 95.34 acre tract; and
4. South 23°48'32" East a distance of 105.37 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found for the Northeast corner of said remainder of 201.375 acre tract, from which a 1/2-inch rebar found in the common line of said 95.34 acre tract and said remainder of 201.375 acre tract, bears South 23°48'32" East a distance of 119.03 feet;

THENCE North 62°11'26" West along the Northeast line of said remainder of 201.375 acre tract, passing the East corner of a called 10.00 acre tract of land described in deed to River Oaks Land Partners, LLC, recorded in Document Nos. 2017107620, 2017107622, 2017107624, 2017107626, and 2017107628, all of said O.P.R.W.C.T., and continue for a total distance of 566.56 feet to a 1/2-inch rebar found in the Northeast line of said 10.00 acre tract;

THENCE North 65°27'38" West along the Northeast line of said 10.00 acre tract, passing the North corner of said 10.00 acre tract, and continue with the Northeast line of said remainder of 201.375 acre tract for a total distance of 1236.53 feet to the POINT OF BEGINNING and containing 689.09 acres of land more or less.

SAVE AND EXCEPT

TRACT B = 1.00 ACRES

LOT 1, LONGHORN SUBDIVISION, recorded in Cabinet G, Slide 96 of the Plat Records of Williamson County, Texas.

TRACT C = 10.00 ACRES

Five (5) Director's lots comprising in total 10 acres, recorded in Document Nos. 2017043199, 2017043200, 2017043201, 2017043203, and 2017043204, Official Public Records of Williamson County, Texas.

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TRACT C (SAVE & EXCEPT)	=	- 10.00 ACRES
TOTAL	=	678.09 ACRES

EXHIBIT "A"
Legal Description

Tract 2:

18.63 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465 AND THE JAMES HACKETT SURVEY, ABSTRACT NO. 312 BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 77.5254 ACRE TRACT OF LAND DESCRIBED IN DEED TO TEXAS LAND FUND NO. 6, L.P., AS RECORDED IN DOCUMENT NO. 2008093237, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARCELS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap marked "CSLTD" found for the Northwest corner of a called 0.09 of one acre tract of land described as Parcel 6C in a deed to Williamson County, Texas, as recorded in Document No. 2009093312 of said O.P.R.W.C.T., in the existing Westerly right-of-way line of County Road No. 214 (R.O.W. Varies) and also being in the North line of said 77.5254 acre tract;

THENCE with said Westerly right-of-way line of County Road No. 214, the following five (5) courses and distances:

1. **South 26°16'21" West** a distance of 346.45 feet to a 1/2-inch rebar with an illegible cap found for the South corner of said Parcel 6C;
2. **South 26°09'42" West** a distance of 1029.05 feet to a 1/2-inch rebar with cap marked "CSLTD" found;
3. **South 26°18'53" West** a distance of 147.53 feet to a 1/2-inch rebar with cap marked "CSLTD" found;
4. **Along a curve to the Left** having a radius of 2606.48 feet, an arc length of 126.91 feet, a delta angle of 02°47'23", and a chord which bears **South 24°46'22" West** a distance of 126.89 feet to a 1/2-inch rebar with cap marked "CSLTD" found; and
5. **South 26°58'43" West** a distance of 143.21 feet to a 1/2-inch rebar found in the West line of said 77.5254 acre tract and being an angle point is said Westerly right-of-way line of County Road No. 214;

THENCE North 21°40'58" West with the West line of said 77.5254 acre tract and said Westerly right-of-way line of said County Road No. 214, passing the most Easterly corner of Lot 104, SUNDANCE RANCH NORTH PHASE 2, a subdivision of record in Cabinet R, Slide 7-11 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), and continuing with the East line of said SUNDANCE RANCH NORTH PHASE 2 for a total distance of 1213.28 feet to a 1/2-inch rebar found for the

EXHIBIT "A"
Legal Description

Northwest corner of said 77.5254 acre tract and the Northeast corner of said Lot 159, also being in the South Line of Lot 158, said SUNDANCE RANCH NORTH PHASE2;

THENCE with the North line of said 77.5254 acre tract and the South line of Lots 156-158, said SUNDANCE RANCH NORTH PHASE 2, the following three (3) courses and distances:

1. North 68°04'40" East a distance of 584.81 feet to a bent 1/2-inch rebar found;
2. North 68°58'53" East a distance of 739.32 feet to a Calculated Point, from which a bent 1/2-inch rebar with cap marked "CSLTD" found bears North 68°58'53" East a distance of 0.97 feet; and
3. South 75°45'52" East a distance of 6.41 feet to the **POINT OF BEGINNING** and containing 18.63 acres of land, more or less.

AFTER RECORDING RETURN TO:
FIDELITY NATIONAL TITLE
1900 WEST LOOP SOUTH, SUITE 200
HOUSTON, TX 77027
GF# ~~PA15008627D~~



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

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

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 688.09 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465, THE J. H. LEE SURVEY, ABSTRACT NO. 835 AND J. L. BROWN SURVEY, ABSTRACT NO. 788, ALL IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 77.5254 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008093237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 20.03 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND A PORTION OF THE REMAINDER OF A CALLED 846.46 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, BOTH REFERENCED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008076591 OF SAID O.P.R.W.C.T. AND BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., AS RECORDED IN DOCUMENT NO. 2008064005 OF SAID O.P.R.W.C.T.; SAID 688.09 ACRES CONSISTS OF THE FOLLOWING:

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TOTAL	=	688.09 ACRES

TRACT A = 689.09 ACRES

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "FOREST 1847" found for the North corner of the remainder of a called 201.375 acre tract of land described in a Special Warranty Deed to River Oaks Land Partners, LLC recorded in Document No. 2016083415 of said O.P.R.W.C.T., being in the Easterly right-of-way line of County Road No. 214 (R.O.W. Varies) and the Southeast line of a called 3.43 acre tract of land described as 'PARCEL 6E' in 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 found in said Easterly right-of-way line of County Road No. 214 and the Southeast line of said 'PARCEL 6E', 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 $01^{\circ}19'06''$, and a chord which bears South $26^{\circ}55'42''$ West a distance of 31.58 feet;

THENCE along said Easterly right-of-way line of County Road No. 214 and said PARCEL 6E, the following three (3) courses and distances:

1. Along a curve to the **Right** having a radius of 1372.36 feet, an arc length of 285.86 feet, a delta angle of $11^{\circ}56'04''$, and a chord which bears **North $33^{\circ}33'17''$ East** a distance of 285.34 feet to a 60D Nail found for a point of tangency;
2. **North $39^{\circ}23'11''$ East** a distance of 278.33 feet to a 60D nail found; and
3. **North $39^{\circ}26'20''$ East** a distance of 1312.31 feet to a 1/2-inch rebar with cap stamped "CS LTD" found in the common line of said 77.5254 acre tract and said remainder of 846.46 acre tract, being the Southeast corner of said 'PARCEL 6E' and the Southwest corner of a called 0.45 of one acre tract of land described as 'PARCEL 6C', recorded in said Document No. 2009093312;

THENCE over and across said remainder of 846.46 acre tract and along the boundary of said PARCEL 6C, the following six (6) courses and distances:

1. **North $39^{\circ}26'26''$ East** a distance of 278.40 feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
2. **North $50^{\circ}35'36''$ West** a distance of 66.05 feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
3. **South $46^{\circ}09'31''$ West** a distance of 49.06 feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
4. **South $44^{\circ}21'51''$ West** a distance of 53.53 feet to a calculated point;
5. **South $43^{\circ}27'42''$ West** a distance of 91.32 feet to a calculated point; and

6. South 41°50'37" West a distance of 31.53 feet to a calculated point for the Northwest corner of said PARCEL 6C, being in the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road (R.O.W. Varies);

THENCE along the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road, the following five (5) 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;
2. North 05°40'37" West a distance of 111.20 feet to a calculated point;
3. North 20°05'22" West a distance of 554.52 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
4. North 20°39'10" West a distance of 591.48 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
5. North 21°26'17" West a distance of 691.96 feet to a 1/2-inch rebar found for the Northwest corner of said remainder of 846.46 acre tract and the Southwest corner of Lot 57, Block A, THE HIDDEN CREEK ESTATES, a subdivision recorded in Document No. 2016032981 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said THE HIDDEN CREEK ESTATES, the following ten (10) courses and distances:

1. North 69°35'27" East a distance of 626.58 feet to a 1/2-inch rebar with cap stamped "MATKIN INC - HOOVER ENG & SURVEY" found;
2. North 68°54'59" East a distance of 459.95 feet to a calculated point;
3. North 69°37'18" East passing a cotton spindle found at a distance of 11.92 feet for the Southeast corner of Lot 51, said Block A and the Southwest corner of Lot 50, said Block A, and continuing for a total distance of 440.57 feet to a 1/2-inch rebar found for the Southeast corner of Lot 48, said Block A, and an interior corner of said remainder of 846.46 acre tract;
4. North 19°11'59" West a distance of 166.78 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
5. North 19°02'23" West a distance of 284.68 feet to a 1/2-inch rebar found;
6. North 18°56'31" West a distance of 438.17 feet to a calculated point;
7. North 18°54'17" West a distance of 356.38 feet to a 3/4-inch pipe found;

8. North 69°50'55" East a distance of 726.07 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
9. North 68°48'59" East, passing a 1/2-inch rebar with an illegible cap found at 6.61 feet for the Southeast corner of Lot 14 and the Southwest corner of Lot 13, both of said Block A, and continuing for a total distance of 289.21 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
10. North 70°02'36" East a distance of 699.17 feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract, being in the Southeast line of said Lot 13 and the West line of a called 232.61 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 845, Page 441 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), also being in the approximate centerline of the San Gabriel River (North Fork);

THENCE along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 232.61 acre tract, the following three (3) courses and distances:

1. South 26°51'24" East a distance of 16.62 feet to a calculated point;
2. South 71°39'36" East a distance of 565.27 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
3. North 75°37'28" East passing the Southeast corner of said 232.61 acre tract and an exterior corner of a called 174.04 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 1010, Page 502 of said D.R.W.C.T., and continue for a total distance of 337.99 feet to a calculated point for the Northwest corner of said 20.03 acre tract and the Northeast corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said 20.03 acre tract and said 174.04 acre tract, the following eleven (11) courses and distances:

1. North 70°37'54" East a distance of 293.16 feet to a calculated point;
2. North 85°49'01" East a distance of 119.72 feet to a calculated point;
3. South 79°21'06" East a distance of 65.15 feet to a calculated point;
4. South 65°22'29" East a distance of 93.18 feet to a calculated point;
5. South 56°12'48" East a distance of 210.41 feet to a calculated point;
6. South 42°51'48" East a distance of 130.55 feet to a calculated point;

7. South 45°46'57" East a distance of 229.38 feet to a calculated point;
8. South 44°12'16" East a distance of 229.44 feet to a calculated point;
9. South 33°02'18" East a distance of 183.70 feet to a calculated point;
10. South 36°57'23" East a distance of 155.03 feet to a calculated point; and
11. South 41°10'31" East a distance of 399.57 feet to a calculated point for the Southeast corner of said 20.03 acre tract and an exterior corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 174.04 acre tract, the following five (5) courses and distances:

1. South 48°02'38" East a distance of 109.89 feet to a calculated point;
2. South 60°42'40" East a distance of 282.99 feet to a calculated point;
3. South 74°42'01" East a distance of 193.06 feet to a calculated point;
4. South 70°00'50" East a distance of 657.07 feet to a calculated point; and
5. South 54°04'21" East passing the Southeast corner of said 174.04 acre tract and the Northwest corner of a called 302.93 acre tract of land described in deed to Don Hart, recorded in Volume 681, Page 877 of said D.R.W.C.T., and continue for a total distance of 301.00 feet to a calculated point in the common line of said remainder of 846.46 acre tract and said 302.93 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 302.93 acre tract, the following four (4) courses and distances:

1. South 44°01'38" East a distance of 276.06 feet to a calculated point;
2. South 19°23'22" East a distance of 301.06 feet to a calculated point;
3. South 37°14'03" East a distance of 476.00 feet to a calculated point; and

4. South 24°33'01" East a distance of 171.53 feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract and an exterior corner of a called 40.13 acre tract of land described in deed to M. Conrad Huffstutler, Jr., et al, recorded in Volume 2541, Page 236 of the Official Records of Williamson County, Texas (O.R.W.C.T.);

THENCE along the common line of said remainder of 846.46 acres and said 40.13 acres, the following fourteen (14) courses and distances:

1. South 85°34'53" West a distance of 90.11 feet to a calculated point;
2. North 52°55'08" West a distance of 61.92 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
3. South 80°46'01" West a distance of 125.44 feet to a calculated point;
4. North 53°24'05" West a distance of 202.64 feet to a calculated point;
5. North 34°26'33" West a distance of 243.70 feet to a calculated point;
6. North 19°46'38" West a distance of 104.50 feet to a calculated point;
7. South 60°20'05" West a distance of 180.05 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
8. South 32°23'38" East a distance of 20.79 feet to a 60D Nail found in an Elm tree;
9. South 23°24'42" East a distance of 48.72 feet to a 1/2-inch rebar found;
10. South 14°40'26" East a distance of 96.89 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
11. South 03°39'42" East a distance of 100.34 feet to a 60D Nail found in a Cedar tree;
12. South 06°53'30" West a distance of 129.85 feet to a 1/2-inch rebar found;
13. South 35°28'33" West a distance of 198.32 feet to a 1/2-inch rebar found; and
14. South 20°48'16" East a distance of 832.11 feet to a 1/2-inch rebar found for the Southwest corner of said 40.13 acre tract and the Northwest corner of a called 11.68 acre tract of land described in deed to Wayne Hurst, recorded in Document No. 2007093376 of said O.P.R.W.C.T.;

THENCE South 20°52'31" East along the common line of said remainder of 846.46 acre tract and said 11.68 acre tract, a distance of 550.08 feet to a 60D Nail found for the Southeast corner of said remainder of 846.46 acre tract and an exterior corner of said 11.68 acre tract, also being in the North line of a called 9.255 acre tract of land described in deed to Richard A. Snellgrooes, et al, recorded in Document No. 2017073302 of said O.P.R.W.C.T.;

THENCE South 69°08'47" West along the common line of said remainder of 846.46 acre tract and said 9.255 acre tract, a distance of 385.52 feet to a 1/2-inch rebar found for the common North corner of said 9.255 acre tract and a called 8.98 acre tract of land described in deed to David James Parker, et ux, recorded in Document No. 1999003918 of said O.R.W.C.T.;

THENCE South 69°18'13" West along the common line of said remainder of 846.46 acre tract and said 8.98 acre tract, a distance of 319.28 feet to a 1/2-inch rebar found for the common North corner of said 8.98 acre tract and a called 6.00 acre tract of land described in deed to Thad H. Gillespie, et ux, recorded in Document No. 2001025074 of said O.P.R.W.C.T.;

THENCE South 69°20'48" West along the common line of said remainder of 846.46 acre tract and said 6.00 acre tract, a distance of 325.42 feet to a 1/2-inch rebar found for the common North corner of said 6.00 acre tract and a called 5.266 acre tract of land described in deed to Jeffrey A. Nelson, recorded in Document No. 2018059283 of said O.P.R.W.C.T.;

THENCE South 69°31'25" West along the common line of said remainder of 846.46 acre tract and said 5.266 acre tract, a distance of 350.21 feet to a 1/2-inch rebar with illegible cap found for the common North corner of said 5.266 acre tract and a called 10.122 acre tract of land described in deed to Clinton Sean Pilgrim, et al, recorded in Document No. 2018059068 of said O.P.R.W.C.T.;

THENCE South 69°07'50" West along the common line of said remainder of 846.46 acre tract and said 10.122 acre tract, a distance of 293.57 feet to a 1/2-inch rebar found for the common North corner of said 10.122 acre tract and Lot 7, LIBERTY OAKS, a subdivision recorded in Cabinet D, Slide 143-146 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE South 69°41'33" West along the common line of said remainder of 846.46 acre tract and said Lot 7, a distance of 572.37 feet to a 1/2-inch rebar found for the common North corner of said Lot 7 and Lot 6, said LIBERTY OAKS;

THENCE South 69°40'55" West along the common line of said remainder of 846.46 acre tract and said Lot 6, a distance of 401.74 feet to a 3-inch post found for the common North corner of said Lot 6 and a called 95.34 acre tract of land described as 'TRACT A' in deed to Watson Ranch, LTD, recorded in Document No. 2009017881 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said 95.34 acre tract, the following four (4) courses and distances:

1. South 69°41'57" West a distance of 2602.88 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

2. South 69°56'33" West a distance of 262.84 feet to a 3-inch post found;
3. South 69°14'58" West a distance of 536.82 feet to a 1/2-inch rebar found for an interior corner of said remainder of 846.46 acre tract and the Northwest corner of said 95.34 acre tract; and
4. South 23°48'32" East a distance of 105.37 feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found for the Northeast corner of said remainder of 201.375 acre tract, from which a 1/2-inch rebar found in the common line of said 95.34 acre tract and said remainder of 201.375 acre tract, bears South 23°48'32" East a distance of 119.03 feet;

THENCE North 62°11'26" West along the Northeast line of said remainder of 201.375 acre tract, passing the East corner of a called 10.00 acre tract of land described in deed to River Oaks Land Partners, LLC, recorded in Document Nos. 2017107620, 2017107622, 2017107624, 2017107626, and 2017107628, all of said O.P.R.W.C.T., and continue for a total distance of 566.56 feet to a 1/2-inch rebar found in the Northeast line of said 10.00 acre tract;

THENCE North 65°27'38" West along the Northeast line of said 10.00 acre tract, passing the North corner of said 10.00 acre tract, and continue with the Northeast line of said remainder of 201.375 acre tract for a total distance of 1236.53 feet to the **POINT OF BEGINNING** and containing 689.09 acres of land more or less.

SAVE AND EXCEPT
TRACT B = 1.00 ACRES

LOT 1, LONGHORN SUBDIVISION, recorded in Cabinet G, Slide 96 of the Plat Records of Williamson County, Texas

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TOTAL	=	688.09 ACRES

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 I, 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 on August 27, 2019.


Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428
Job Number: 18-032
Attachments: CAD Drawing: LA18032 - Northgate Ranch\CAD\DWG\ANG TS 699ac.dwg



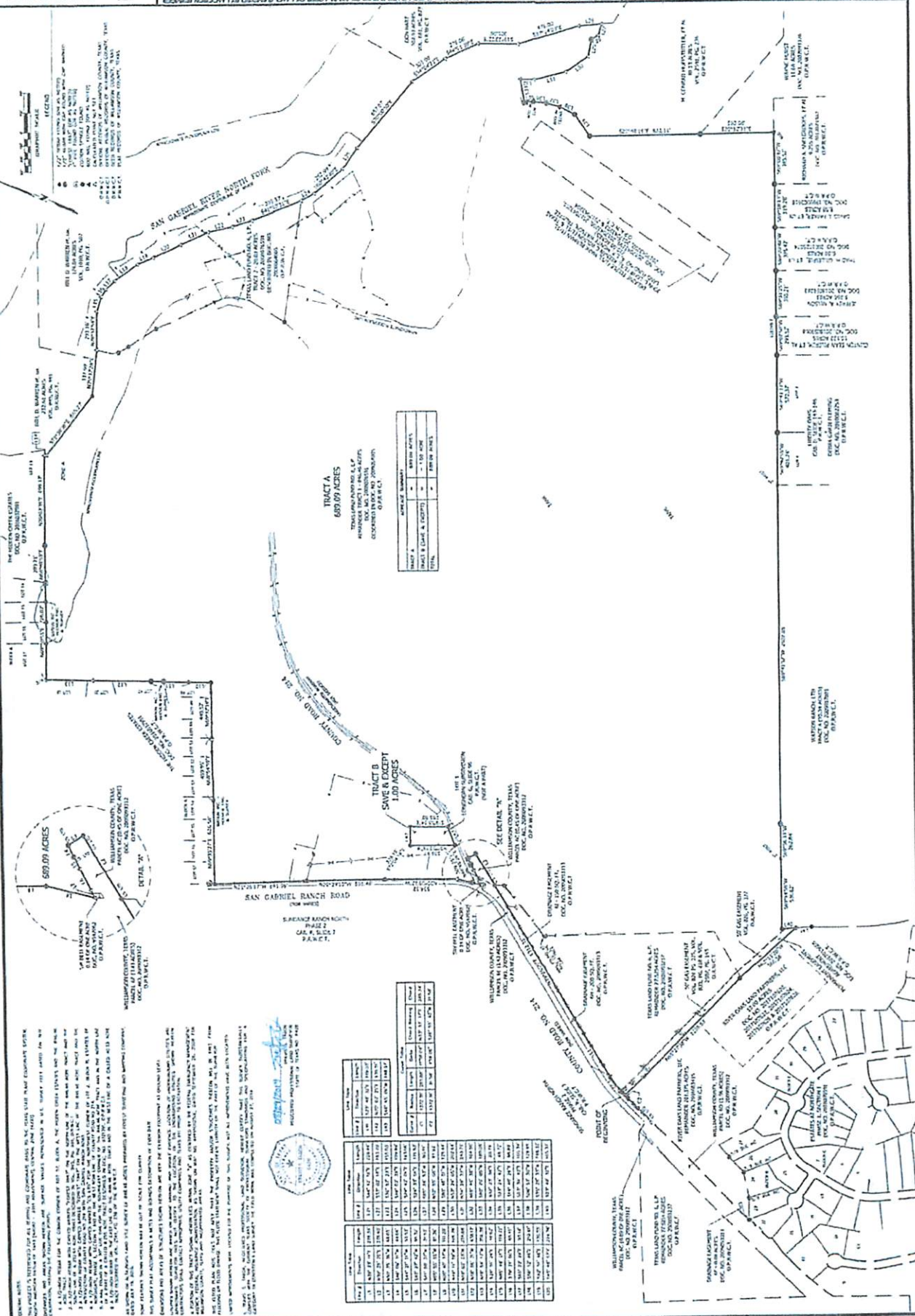


EXHIBIT B

ABANDONMENT OF PORTION OF CR 214

EXHIBIT B: ABANDONMENT PORTION OF CR 214



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.

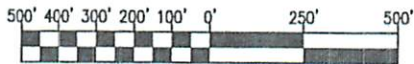
 07/02/2021

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



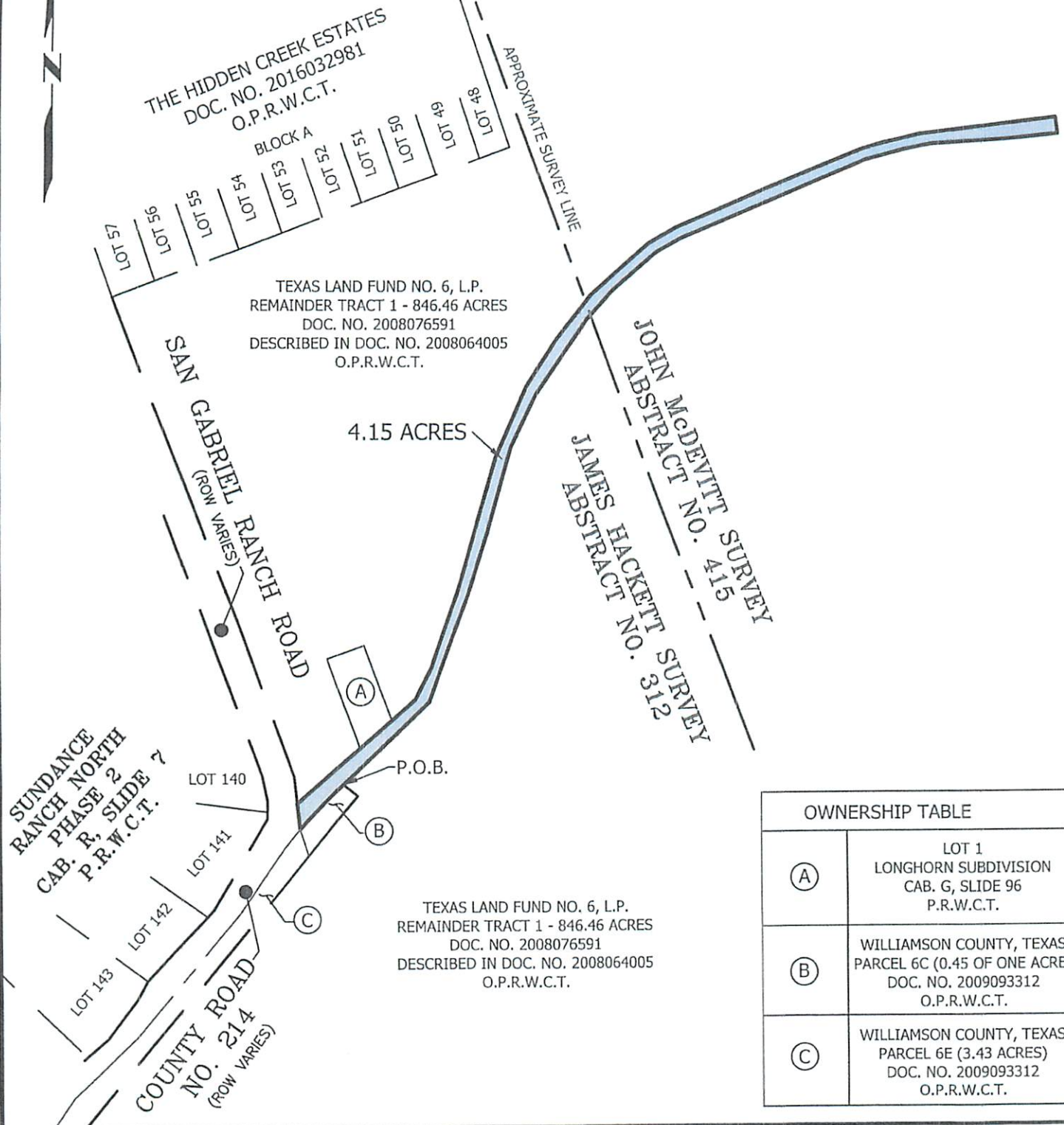
Job Number: 18-032

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



GRAPHIC SCALE

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'	

ISI 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)

LOT 1
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.

"FOREST
1847"

148.97'

546°14'11"W 424.97'

4.15 ACRES

N48°45'06"E 563.57'

301.58' EDGE OF PAVEMENT

POB

MATCHLINE SHEET 7
MATCHLINE SHEET 6

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 8E (3.43 ACRES)
DOC. NO. 2009093312
O.P.R.W.C.T.

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

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

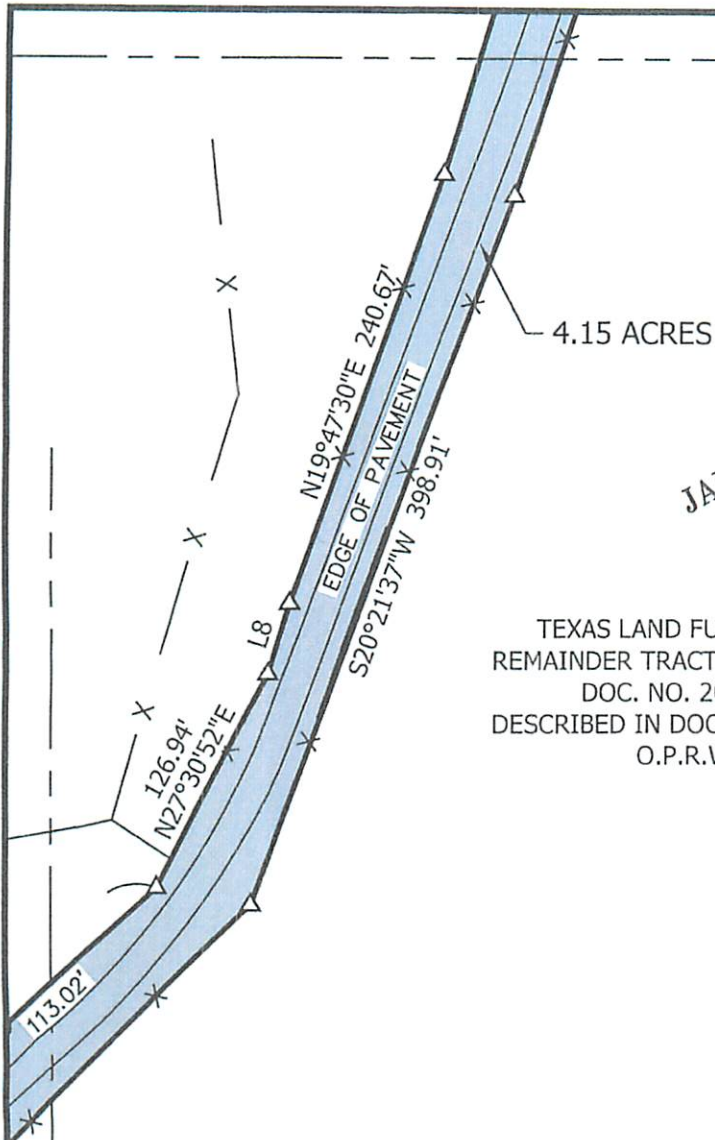
SHEET 06 of 11 FIELDBOOKS N/A SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC. ★

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

MATCHLINE SHEET 8

MATCHLINE SHEET 7



JAMES HACKETT SURVEY
ABSTRACT NO. 312

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.

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

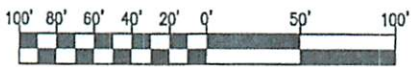
*SEE SHEET 11 FOR NOTES

MATCHLINE SHEET 7
MATCHLINE SHEET 6

JOB NUMBER: 18-032	DATE: 06/30/2021
PROJECT NAME: NORTHGATE RANCH	
DRAWING NAME: NORTHGATE EX CR 214	
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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 07 of 11	SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC.

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

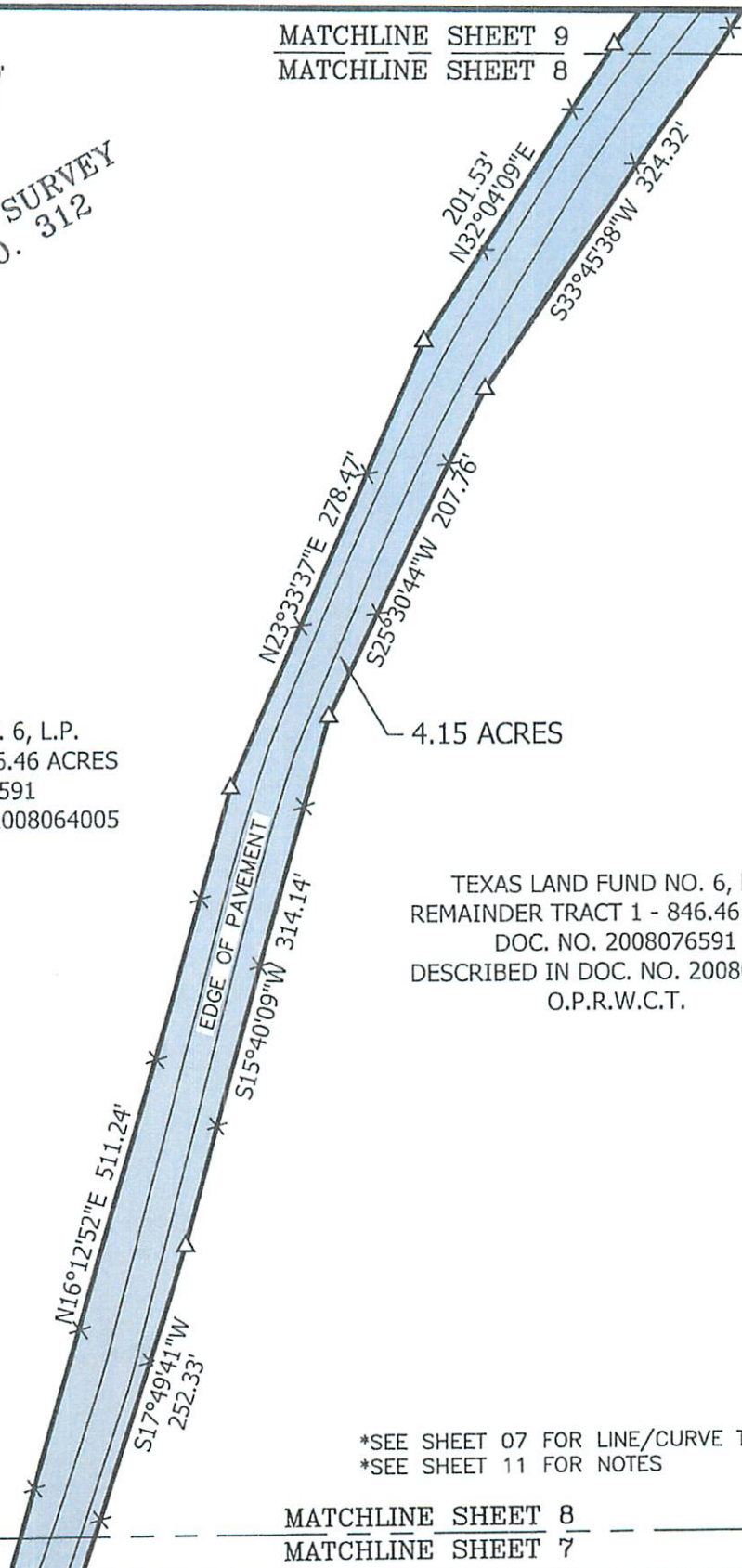


GRAPHIC SCALE

JAMES HACKETT SURVEY
ABSTRACT NO. 312

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.

MATCHLINE SHEET 9
MATCHLINE SHEET 8



4.15 ACRES

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

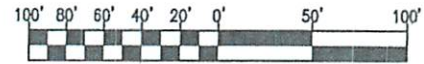
MATCHLINE SHEET 8
MATCHLINE SHEET 7

JOB NUMBER: 18-032		DATE: 06/30/2021	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214			
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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 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

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



GRAPHIC SCALE

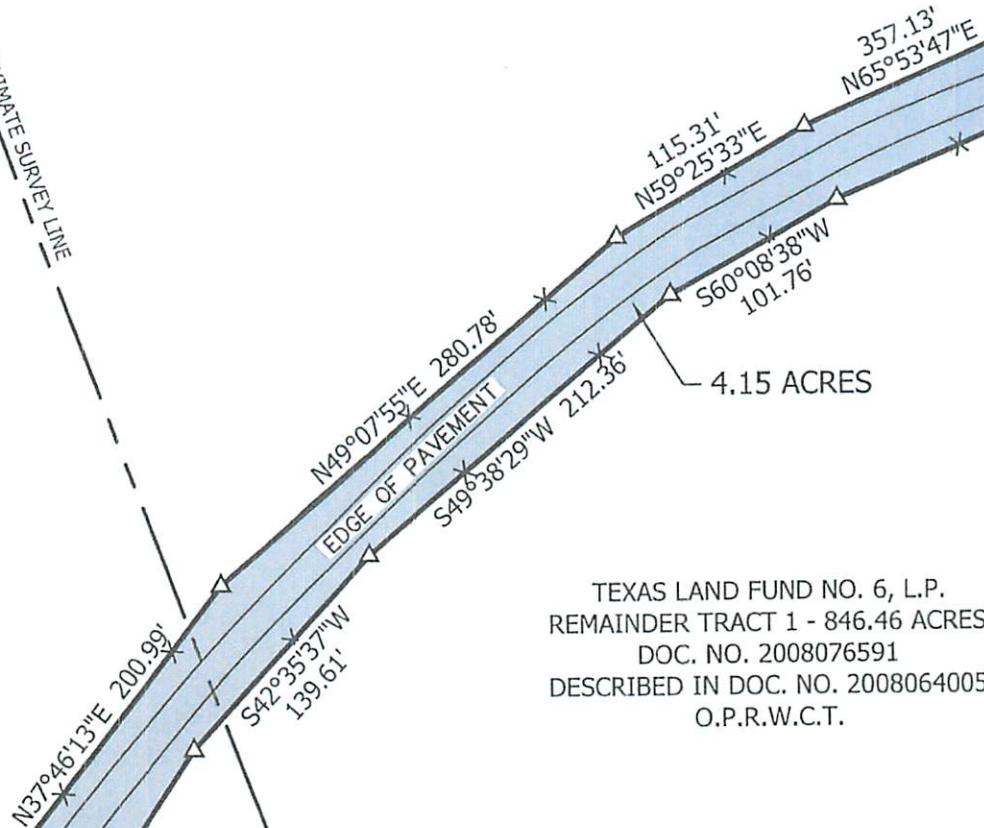
JOHN McDEVITT SURVEY
ABSTRACT NO. 415

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.

JAMES HACKETT SURVEY
ABSTRACT NO. 312

APPROXIMATE SURVEY LINE

MATCHLINE SHEET 9
MATCHLINE SHEET 8



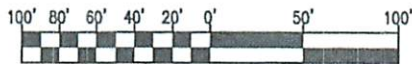
MATCHLINE SHEET 10
MATCHLINE SHEET 9

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

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

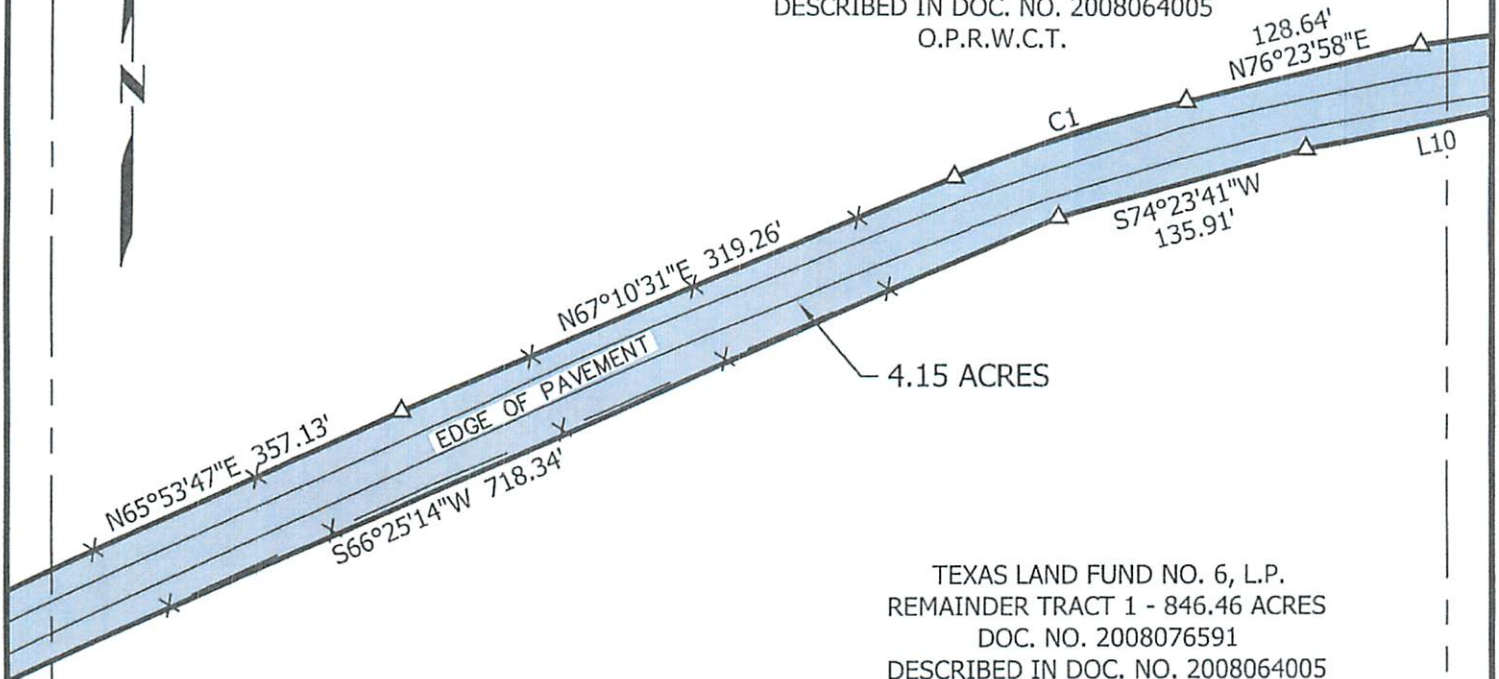
LSI LANDESIGN SERVICES, INC.

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



GRAPHIC SCALE

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

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

MATCHLINE SHEET 9
MATCHLINE SHEET 10

MATCHLINE SHEET 10
MATCHLINE SHEET 11

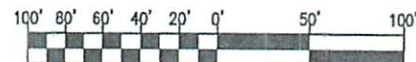
*SEE SHEET 07 FOR LINE/CURVE TABLES & LEGEND
*SEE SHEET 11 FOR NOTES

JOB NUMBER: 18-032		DATE: 06/30/2021	
PROJECT NAME: NORTHGATE RANCH			
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RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 10 of 11		FIELDBOOKS N/A	SCALE:1"= 100'

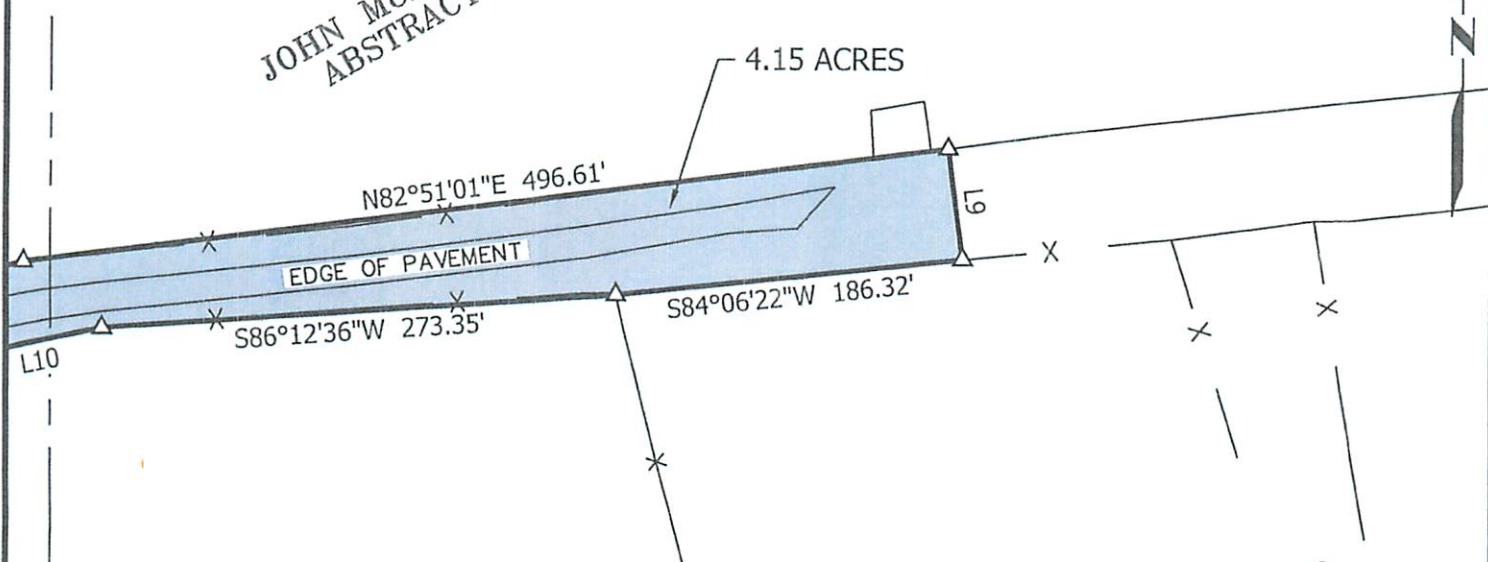
LSI LANDESIGN SERVICES, INC. ★

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
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JOHN McDEVITT SURVEY
ABSTRACT NO. 415



GRAPHIC SCALE



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.



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 11
MATCHLINE SHEET 10

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 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

EXHIBIT C

RIGHT OF WAY DEDICATION

EXHIBIT C: ROW DEDICATION



10090 W Highway 29 | Liberty Hill, Texas 78642

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

EXHIBIT "C "

METES AND BOUNDS DESCRIPTION

BEING 15.96 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 A CALLED 678.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED WITH VENDOR'S LEIN TO M BAR RANCH, L.P., RECORDED IN DOCUMENT NO. 2019124416 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 "LSI SURVEY" set in the West line of said Tract 1 and the common existing East right-of-way line of San Gabriel Ranch Road (R.O.W. varies), from which a 1/2-inch rebar with cap stamped "FOREST 1847" found in the West line of said Tract 1 and the common existing East right-of-way line of said San Gabriel Ranch Road, bears North 05°55'55" West a distance of 31.05 feet;

THENCE **North 39°16'11" East** over and across said Tract 1, a distance of **339.46** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the West line of Lot 1, LONGHORN SUBDIVISION, a subdivision of record in Cabinet G, Slide 96 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), from which a 1/2-inch rebar with cap stamped "FOREST 1847" found for the Northwest corner of said Lot 1, bears North 20°03'19" West a distance of 318.42 feet;

THENCE **South 20°03'19" East** with the West line of said Lot 1, a distance of **21.56** feet to a 1/2-inch rebar found for the Southwest corner of said Lot 1;

THENCE **North 48°44'49" East** with the South line of said Lot 1, a distance of **148.97** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found for the Southeast corner of said Lot 1;

THENCE **North 19°55'54" West** with the East line of said Lot 1, a distance of **50.16** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, from which a 60D nail found for the Northeast corner of said Lot 1, bears **North 19°55'54" West** a distance of 235.74 feet;

THENCE over and across said Tract 1, the following eleven (11) courses and distances:

1. **North 39°16'11" East** a distance of **243.34** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. Along a curve to the **Right** having a radius of **1260.00** feet, an arc length of **785.26** feet, a delta angle of **35°42'28"**, and a chord which bears **North 57°07'26" East** a distance of **772.61** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. **North 74°58'40" East** a distance of **917.11** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
4. **North 74°53'32" East** a distance of **80.19** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
5. Along a curve to the **Left** having a radius of **2440.00** feet, an arc length of **666.91** feet, a delta angle of **15°39'37"**, and a chord which bears **North 67°42'53" East** a distance of **664.84** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
6. **North 59°53'04" East** a distance of **805.64** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
7. Along a curve to the **Left** having a radius of **1140.00** feet, an arc length of **520.95** feet, a delta angle of **26°10'58"**, and a chord which bears **North 46°47'35" East** a distance of **516.43** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
8. **North 33°42'06" East** a distance of **434.17** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
9. Along a curve to the **Right** having a radius of **1140.00** feet, an arc length of **183.57** feet, a delta angle of **09°13'34"**, and a chord which bears **North 38°18'53" East** a distance of **183.37** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
10. **North 42°55'40" East** a distance of **371.76** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
11. **North 42°24'23" East** a distance of **7.90** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the common line of said Tract 1 and a called 174.04 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 1010, Page 502 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), also being in the approximate centerline of the San Gabriel River (North Fork);

THENCE with said approximate centerline of the San Gabriel River (North Fork), with the common line of said Tract 1 and said 174.04 acre tract, the following two (2) courses and distances;

1. **South 41°10'31" East** a distance of **63.88** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
2. **South 48°02'38" East** a distance of **56.53** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE over and across said Tract 1, the following ten (10) courses and distances:

1. **South 42°24'23" West** a distance of **1.75** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. **South 42°55'40" West** a distance of **372.31** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. Along a curve to the **Left** having a radius of **1020.00** feet, an arc length of **164.24** feet, a delta angle of **09°13'33"**, and a chord which bears **South 38°18'53" West** a distance of **164.07** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
4. **South 33°42'06" West** a distance of **434.17** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
5. Along a curve to the **Right** having a radius of **1260.00** feet, an arc length of **596.51** feet, a delta angle of **27°07'29"**, and a chord which bears **South 47°14'48" West** a distance of **590.95** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
6. **South 59°53'04" West** a distance of **1014.51** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
7. Along a curve to the **Right** having a radius of **2560.00** feet, an arc length of **919.41** feet, a delta angle of **20°34'39"**, and a chord which bears **South 70°10'23" West** a distance of **914.48** feet to a Calculated Point;
8. **South 80°27'43" West** a distance of **448.26** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
9. Along a curve to the **Left** having a radius of **1140.00** feet, an arc length of **819.59** feet, a delta angle of **41°11'31"**, and a chord which bears **South 59°51'57" West** a distance of **802.05** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and

10. **South 39°16'05" West** a distance of **555.43** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the West line of said Tract 1 and the common East line 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 Northeast corner of said Parcel 6C, bears South 50°35'36" East a distance of 0.48 feet;

THENCE with the West line of said Tract 1 and a common line of said Parcel 6C, the following five (5) courses and distances:

1. **North 50°35'36" West** a distance of **65.57** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
2. **South 46°09'31" West** a distance of **49.06** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
3. **South 44°21'51" West** a distance of **53.53** feet to a Calculated Point;
4. **South 43°27'42" West** a distance of **91.32** feet to a Calculated Point; and
5. **South 41°50'38" West** a distance of **31.53** feet to a Calculated Point in the existing East right-of-way line of said San Gabriel Ranch Road;

THENCE **North 05°55'55" West** with the West line of said Tract 1 and the common existing East right-of-way line of said San Gabriel Ranch Road, a distance of **50.31** feet to the **POINT OF BEGINNING** and containing 15.96 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 February, 2021.


Travis S. Tabor

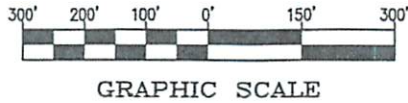
Registered Professional Land Surveyor
State of Texas No. 6428



Job Number: 18-032

Attachments: L:\18032 - Northgate Ranch\CAD\DWGs\Northgate CR 214 Proposed.dwg

SEE SHEET 8 FOR LEGEND
SEE SHEET 9 FOR LINE/CURVE TABLE AND NOTES.



JAMES HACKETT SURVEY
ABSTRACT NO. 312

M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
DOC. NO. 2019124416
O.P.R.W.C.T.

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

SAN GABRIEL RANCH ROAD

LOT 1
LONGHORN SUBDIVISION
CAB. G, SLIDE 96
P.R.W.C.T.

SEE DETAIL "B"
ON SHEET 7
N19°55'54"W
235.74'

N20°03'19"W
318.42'

L2

S39°16'05"W
555.43'

L3

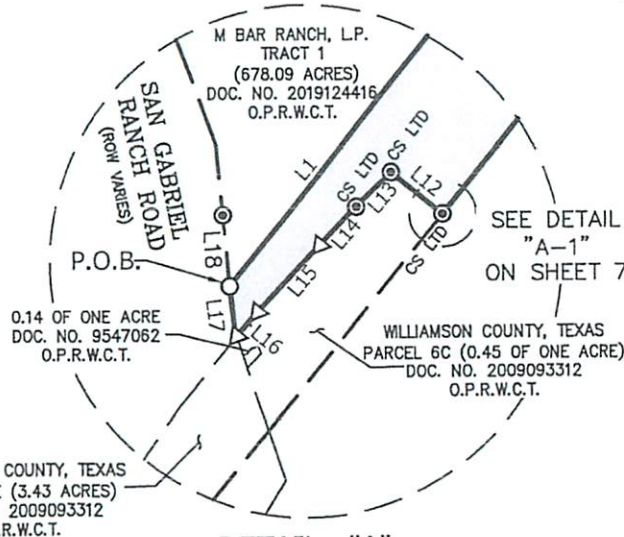
SEE DETAIL "A"

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

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

M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
DOC. NO. 2019124416
O.P.R.W.C.T.

PROPOSED R.O.W.
15.96 ACRES



MATCH LINE SHEET 6
SHEET 7

JOB NUMBER: 18-032 DATE: 03/11/2021

PROJECT NAME: NORTHGATE RANCH
DRAWING NAME: NORTHGATE CR 214 PROPOSED

DRAWING FILE PATH:
L:\18032 - Northgate Ranch\CAD\DWGs

METES AND BOUNDS FILE PATH:
L:\18032 - Northgate Ranch\Descriptions

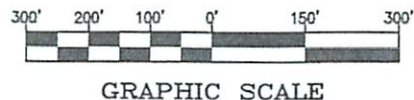
RPLS: TST TECH: MC PARTY CHIEF: AG
SHEET 06 of 09 FIELDBOOKS 297/31

LANDesign★
SERVICES, INC.

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

SEE SHEET 8 FOR LEGEND
SEE SHEET 9 FOR LINE/CURVE
TABLE AND NOTES.

MATCH LINE SHEET 8
SHEET 7



JOHN McDEVITT SURVEY
ABSTRACT NO. 415

M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
DOC. NO. 2019124416
O.P.R.W.C.T.

PROPOSED R.O.W.
15.96 ACRES

LIMIT OF C.R. 214
CONSTRUCTION PLANS

M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
DOC. NO. 2019124416
O.P.R.W.C.T.

M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
DOC. NO. 2019124416
O.P.R.W.C.T.

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

M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
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O.P.R.W.C.T.

M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
DOC. NO. 2019124416
O.P.R.W.C.T.

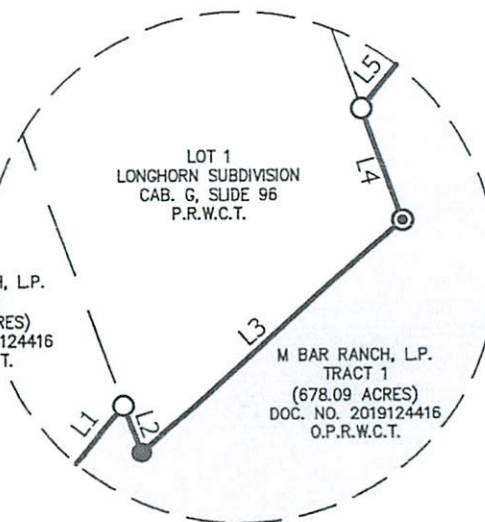
M BAR RANCH, L.P.
TRACT 1
(678.09 ACRES)
DOC. NO. 2019124416
O.P.R.W.C.T.

LOT 1
LONGHORN SUBDIVISION
CAB. G, SLIDE 96
P.R.W.C.T.

ZONE A

ZONE X

FLOODPLAIN LINE



DETAIL "B"
NOT TO SCALE

DETAIL "A-1"
NOT TO SCALE

SEE SHEET 7 FOR LINE/CURVE TABLE AND NOTES.

JOB NUMBER: 18-032 DATE: 03/11/2021

PROJECT NAME: NORTHGATE RANCH

DRAWING NAME: NORTHGATE CR 214 PROPOSED

DRAWING FILE PATH:

L:\18032 - Northgate Ranch\CAD\DWGs

METES AND BOUNDS FILE PATH:

L:\18032 - Northgate Ranch\Descriptions

RPLS: TST TECH: MC PARTY CHIEF: AG

CHK BY: HAS

SHEET 07 of 09 FIELDBOOKS 297/31 SCALE: 1"=300'

LANDesign ★
SI **SERVICES, INC.**

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

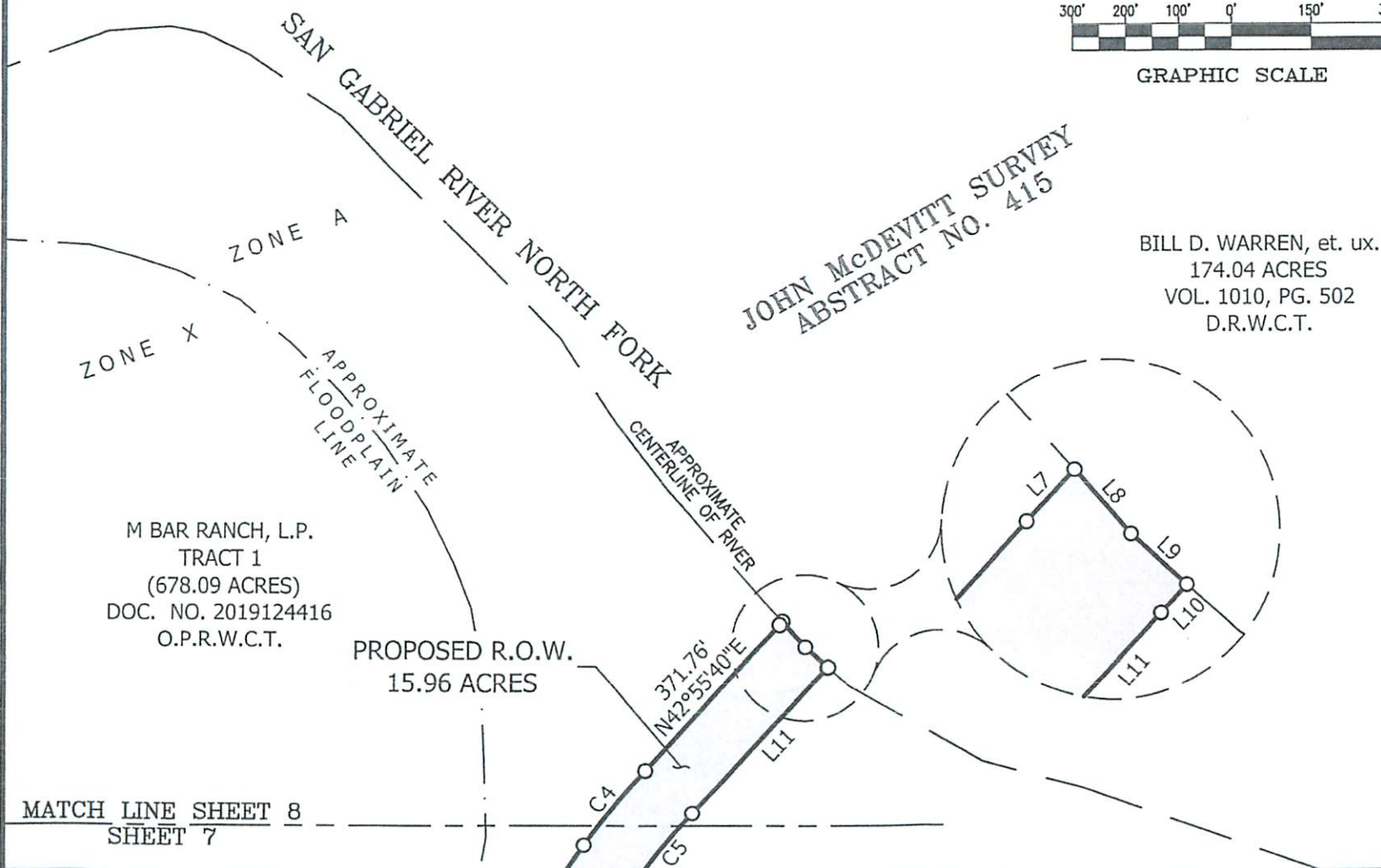
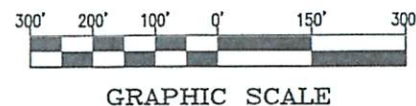
TBPELS FIRM NO. 10001800

512-238-7901

SEE SHEET 9 FOR LINE/CURVE
TABLE AND NOTES.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP FOUND WITH CAP STAMPED
"FOREST 1847" OR (AS NOTED)
- 1/2-INCH REBAR WITH CAP SET STAMPED "LSI SURVEY"
- ▲ 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
- R.O.W. RIGHT OF WAY



MATCH LINE SHEET 8
SHEET 7

LSI LANDEIGN  SERVICES, INC.

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

JOB NUMBER: 18-032	DATE: 03/11/2021
PROJECT NAME: NORTHGATE RANCH	
DRAWING NAME: NORTHGATE CR 214 PROPOSED	
DRAWING FILE PATH: L:\18032 - Northgate Ranch\CAD\DWGs	
METES AND BOUNDS FILE PATH: L:\18032 - Northgate Ranch\Descriptions	
RPLS: TST TECH: MC PARTY CHIEF: AG	CHK BY: HAS
SHEET 08 of 09	FIELDBOOKS 297/31
	SCALE: 1"=300'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE 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 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.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

IMPROVEMENTS WERE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

THE TRACT SHOWN HEREON LIES WITHIN UNSHADED ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0250E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Line Table	
Line #	Direction
L1	N39° 16' 11"E 339.46'
L2	S20° 03' 19"E 21.56'
L3	N48° 44' 49"E 148.97'
L4	N19° 55' 54"W 50.16'
L5	N39° 16' 11"E 243.34'
L6	N74° 53' 32"E 80.19'
L7	N42° 24' 23"E 7.90'
L8	S41° 10' 31"E 63.88'
L9	S48° 02' 38"E 56.53'
L10	S42° 24' 23"W 1.75'

Line Table	
Line #	Direction
L11	S42° 55' 40"W 372.31'
L12	N50° 35' 36"W 65.57'
L13	S46° 09' 31"W 49.06'
L14	S44° 21' 51"W 53.53'
L15	S43° 27' 42"W 91.32'
L16	S41° 50' 38"W 31.53'
L17	N05° 55' 55"W 50.31'
L18	N05° 55' 55"W 31.05'

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	1260.00'	785.26'	35°42'28"	N57° 07' 26"E 772.61'
C2	2440.00'	666.91'	15°39'37"	N67° 42' 53"E 664.84'
C3	1140.00'	520.95'	26°10'58"	N46° 47' 35"E 516.43'
C4	1140.00'	183.57'	9°13'34"	N38° 18' 53"E 183.37'
C5	1020.00'	164.24'	9°13'33"	S38° 18' 53"W 164.07'
C6	1260.00'	596.51'	27°07'29"	S47° 14' 48"W 590.95'
C7	2560.00'	919.41'	20°34'39"	S70° 10' 23"W 914.48'
C8	1140.00'	819.59'	41°11'31"	S59° 51' 57"W 802.05'



JOB NUMBER: 18-032
 PROJECT NAME: NORTHGATE RANCH
 DRAWING NAME: NORTHGATE CR 214 PROPOSED
 DRAWING FILE PATH:
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 METES AND BOUNDS FILE PATH:
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 RPLS: TST TECH: MC PARTY CHIEF: AG CHK BY: HAS
 SHEET 09 of 09 FIELDBOOKS 297/31 SCALE: 1"=300'

DATE: 03/11/2021

IS LANDSIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPES FIRM NO. 10001800
 512-238-7901



R.O.W. TO BE DEDICATED

NORTHGATE RANCH PHASE 2 SECTIONS 1,2,3,4,5
WILLIAMSON COUNTY, TEXAS

FUTURE ARTERIAL R.O.W.

BOE, INC.
101 W. LOUISIANA BLVD., Suite 400
AUSTIN, TX 78701
PHONE: (512) 475-4400
FAX: (512) 475-4401
WWW.BOEINC.COM



REV	DESCRIPTION	DATE	APP
1	ISSUED BY		
2	REVIEWED BY		
3	DATE		
4	SCALE		
5	BY		
6	DATE		
7	DESCRIPTION		
8	DATE		
9	APP		

EXHIBIT D

LIMIT OF CR 214 CONSTRUCTION

EXHIBIT D: LIMIT OF CR 214 CONSTRUCTION

