

## **MUNICIPAL SERVICES AGREEMENT**

### **BETWEEN THE CITY OF GEORGETOWN, TEXAS**

### **AND BRIAN ADKINS, DAVID J. ADKINS, JAMES N. ADKINS JR., AND GROUP INVESTMENT HOLDINGS LLC**

This Municipal Services Agreement (“Agreement”) is entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas (“City”) and Brian Adkins, David J. Adkins, James N. Adkins Jr., and Group Investment Holdings LLC (“Owner”).

### **RECITALS**

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

**WHEREAS**, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

**WHEREAS**, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the “Effective Date”);

**WHEREAS**, Owner owns certain parcels of land located at 1900 County Road 143 and 2170 Highway 195, which consists of approximately 104.323 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference (“Property”);

**WHEREAS**, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2021 -6- ANX ("Annexation Case");

**WHEREAS**, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

**WHEREAS**, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

**NOW THEREFORE**, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

### 3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
  - i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.
  - ii. Police – The City’s Police Department will provide protection and law enforcement services.
  - iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.
  - iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
  - v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
  - vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area
  - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

- viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City’s preventative maintenance program.
  - ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.
  - x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
  - xi. Code Compliance – The City’s Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
  - xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.
  - xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician’s Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City’s extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.
  - c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

- d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
  - e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers



or immunities.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

## **CITY OF GEORGETOWN**

By: \_\_\_\_\_  
Josh Schroeder  
Mayor

Approved as to Form:

\_\_\_\_\_  
Skye Masson  
City Attorney

Attest:

\_\_\_\_\_  
Robyn Densmore, TRMC  
City Secretary

**State of Texas**                   §  
**County of Williamson**       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of  
said corporation.

By: \_\_\_\_\_

Notary Public, State of Texas

Brian Adkins

By: \_\_\_\_\_  
Owner

Brian Adkins

*Brian Adkins*

~~State of Texas~~ § State of Virginia  
~~County of~~ § City of Williamsburg

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2021, by Brian Adkins, individual, on behalf of said owner.

By: Joshua Anderson *Joshua Anderson*

~~Notary Public, State of Texas~~  
Notary Public, State of Virginia



David J. Adkins

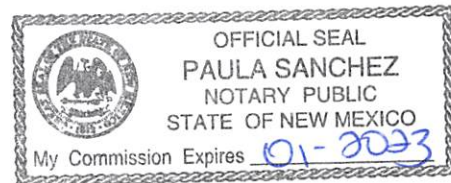
By: David J. Adkins  
David J. Adkins  
Owner

State of ~~Texas~~ New Mexico §  
County of Lincoln §

This instrument was acknowledged before me on the 20<sup>th</sup> day of August, 2021, by David J. Adkins, individual, on behalf of said owner.

By: Paula Sanchez

Notary Public, State of ~~Texas~~ New Mexico



**James N. Adkins, Jr.**

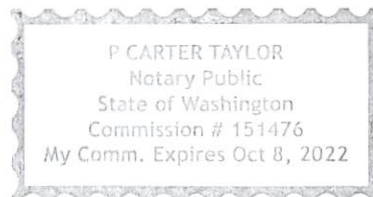
By: *James N. Adkins Jr.*  
James N. Adkins, Jr.  
Owner

State of ~~Texas~~ Washington <sup>PA</sup> §  
County of King §

This instrument was acknowledged before me on the 20<sup>th</sup> day of August, 2021, by James N. Adkins, Jr., individual, on behalf of said owner.

By: *[Signature]*

Notary Public, State of ~~Texas~~ Washington <sup>PA</sup>



**Group Investment Holdings, LLC**  
**a Texas limited liability company**

By:

Gerry Gamble  
Gerry Gamble  
Manager

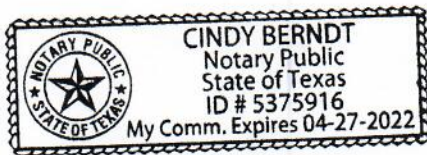
State of Texas §  
County of BELL §

This instrument was acknowledged before me on the 23 day of August, 2021, by  
Gerry Gamble, Manager of Group Investment Holdings, LLC on behalf of Group Investment  
Holdings, LLC a Texas limited liability company.

By:

Cindy Berndt

Notary Public, State of Texas







## **EXHIBIT A**



# LOCATION

2021-6-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ

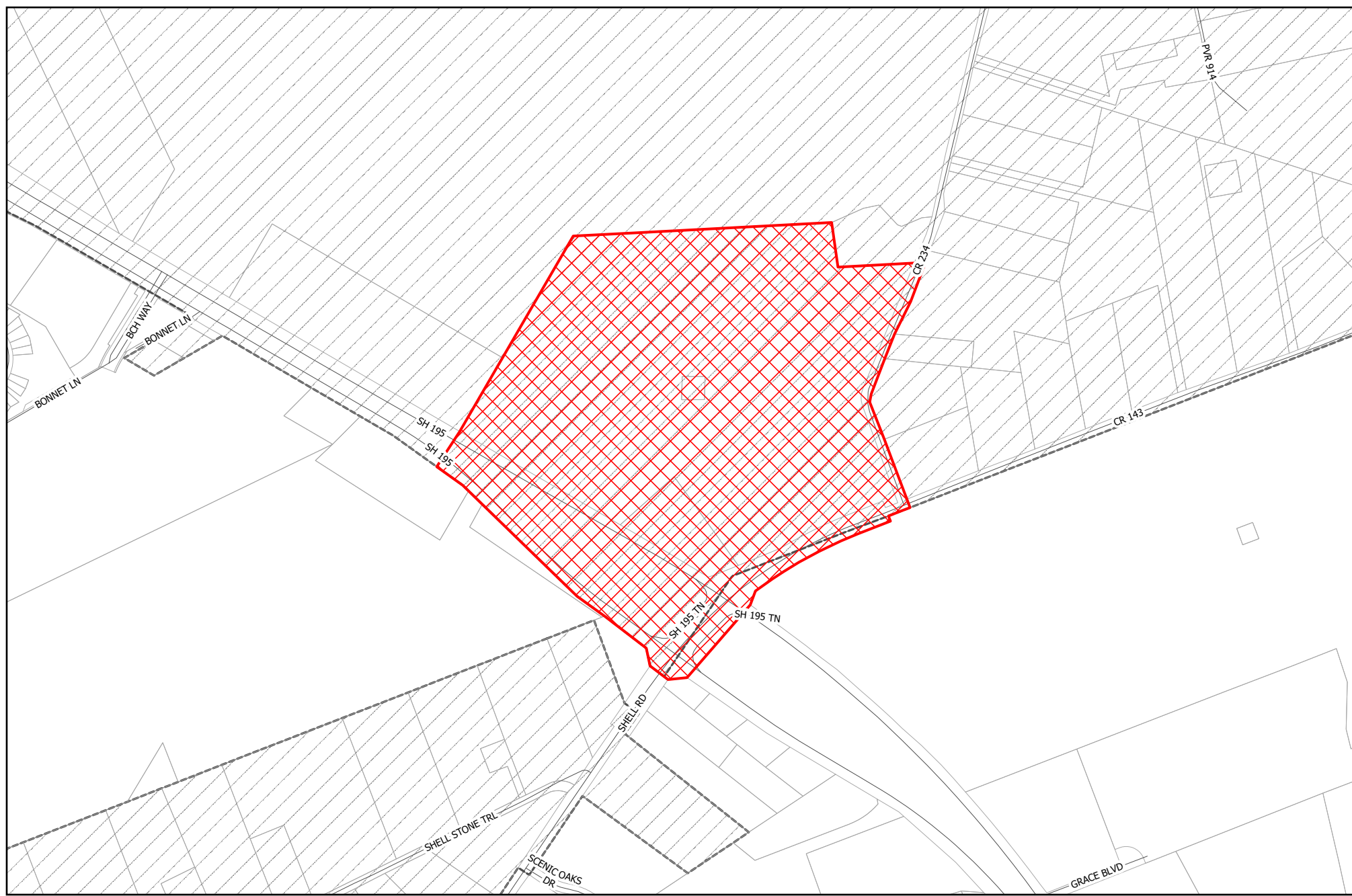
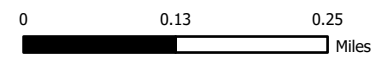
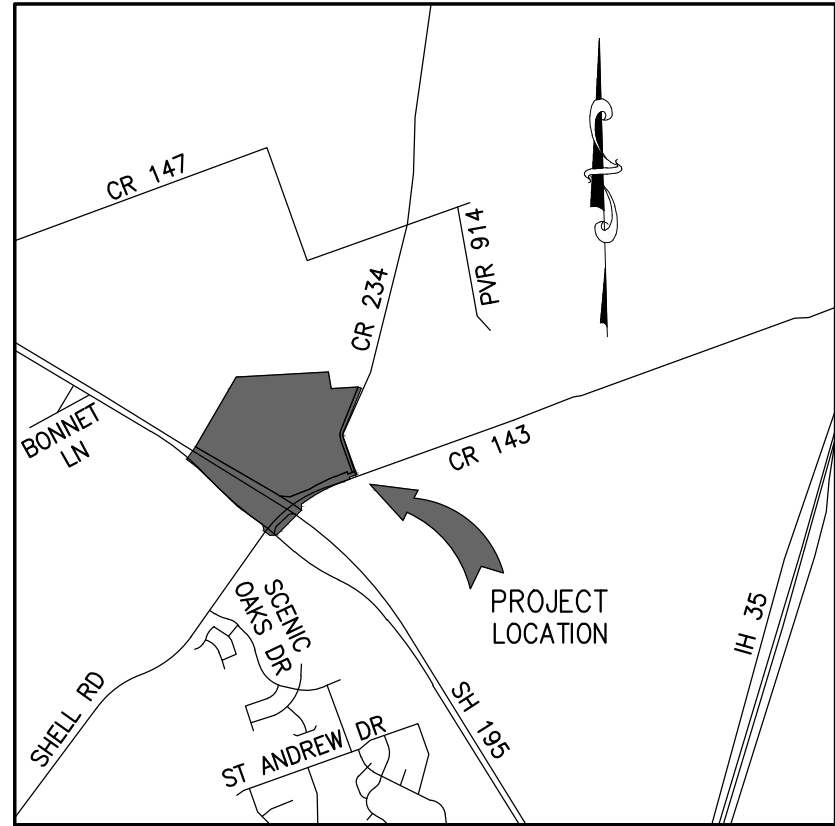




EXHIBIT E



LOCATION MAP n.t.s.

SCALE: 1" = 200'

CC AGGREGATES LLC  
CALLED 414.674 AC.  
TRACT 1  
DOC. NO. 2017092999

STRICKLAND, GROVE CHURCH  
CALLED 4.25 ACRES  
VOLUME 111, PAGE 510

SUNSET RANCHETTES  
CABINET K, SLIDE 139

BROTHERS, THOMAS B JR  
12.03 ACRES  
DOC. NO. 2003012961

HOELSCHER, MEGAN  
2 ACRES  
DOC. NO. 2016120626

SUNSET RANCHETTES  
CABINET K, SLIDE 139

CRACHACHA LLC  
21.719 ACRES  
DOC. NO. 2020117135

ADKINS, J N & ET AL  
99.45 ACRES  
DOC. NO. 2005041960  
DOC. NO. 2005041965

GROUP INVESTMENT  
HOLDINGS, LLC  
CALLED 4.988 ACRES  
DOC. NO. 2016122726

24.414 ACRES  
REFERENCE METES AND BOUNDS EXHIBIT D

STATE HIGHWAY NO. 195  
Vol. 6, Pg. 361 (Civil Minutes of Williamson County)  
Doc. No. 2011022260

4.581 ACRES  
REFERENCE METES AND BOUNDS EXHIBIT B  
COUNTY ROAD 143  
DOC. No. 2010076395

2.148 ACRES  
REFERENCE METES AND BOUNDS EXHIBIT C  
COUNTY ROAD NO. 234  
NO RECORD INFORMATION FOUND

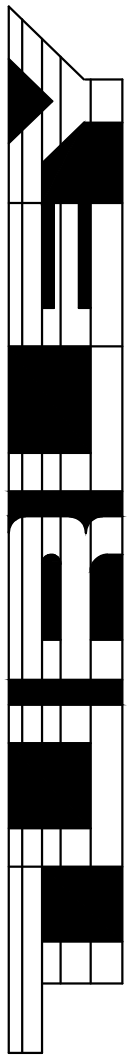
- 57.307 ACRES  
PROPOSED ZONING: RS  
RESIDENTIAL SINGLE-FAMILY DISTRICT  
REFERENCE METES AND BOUNDS EXHIBIT F
- 20.342 ACRES  
PROPOSED ZONING: MF-1  
LOW DENSITY MULTI-FAMILY DISTRICT  
REFERENCE METES AND BOUNDS EXHIBIT G
- 14.207 ACRES  
PROPOSED ZONING: C-1  
LOCAL COMMERCIAL DISTRICT  
REFERENCE METES AND BOUNDS EXHIBIT H
- 12.467 ACRES  
PROPOSED ZONING: TH  
TOWNHOUSE DISTRICT  
REFERENCE METES AND BOUNDS EXHIBIT I



REZONING MAP FOR:  
**99.45 ACRES  
AND 4.873 ACRES**

OUT OF AND A PART OF  
THE BURRELL EAVES SURVEY,  
ABSTRACT NO. 216

ETJ OF THE CITY OF GEORGETOWN  
WILLIAMSON COUNTY, TEXAS



**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
301 N. 3rd St.  
TEMPLE, TEXAS 76500  
254.773.2400  
www.turley-inc.com

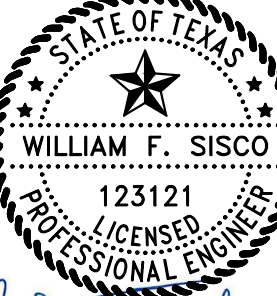
REZONING MAP FOR:

**99.45 ACRES AND 4.873 ACRES**

OUT OF AND A PART OF THE BURRELL EAVES SURVEY,  
ABSTRACT NO. 216  
ETJ OF THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

PREPARED FOR:  
**10K INVESTMENTS**

7/27/2021



REVISIONS

DATE	DESCRIPTION	DFTR
7/27	ACREAGES, SH 195 EXHIBIT LETTERING	AMJ

DRAFTSMAN: AMJ  
DATE: 6.29.2021  
REF:

COMPUTER FILE NAME:  
20-446 ZONING3

JOB NUMBER:  
**20-446**  
DRAWING NUMBER:  
20446-C



JARRELL ISD

195

SITE

CR 143

CR 143

FM 972

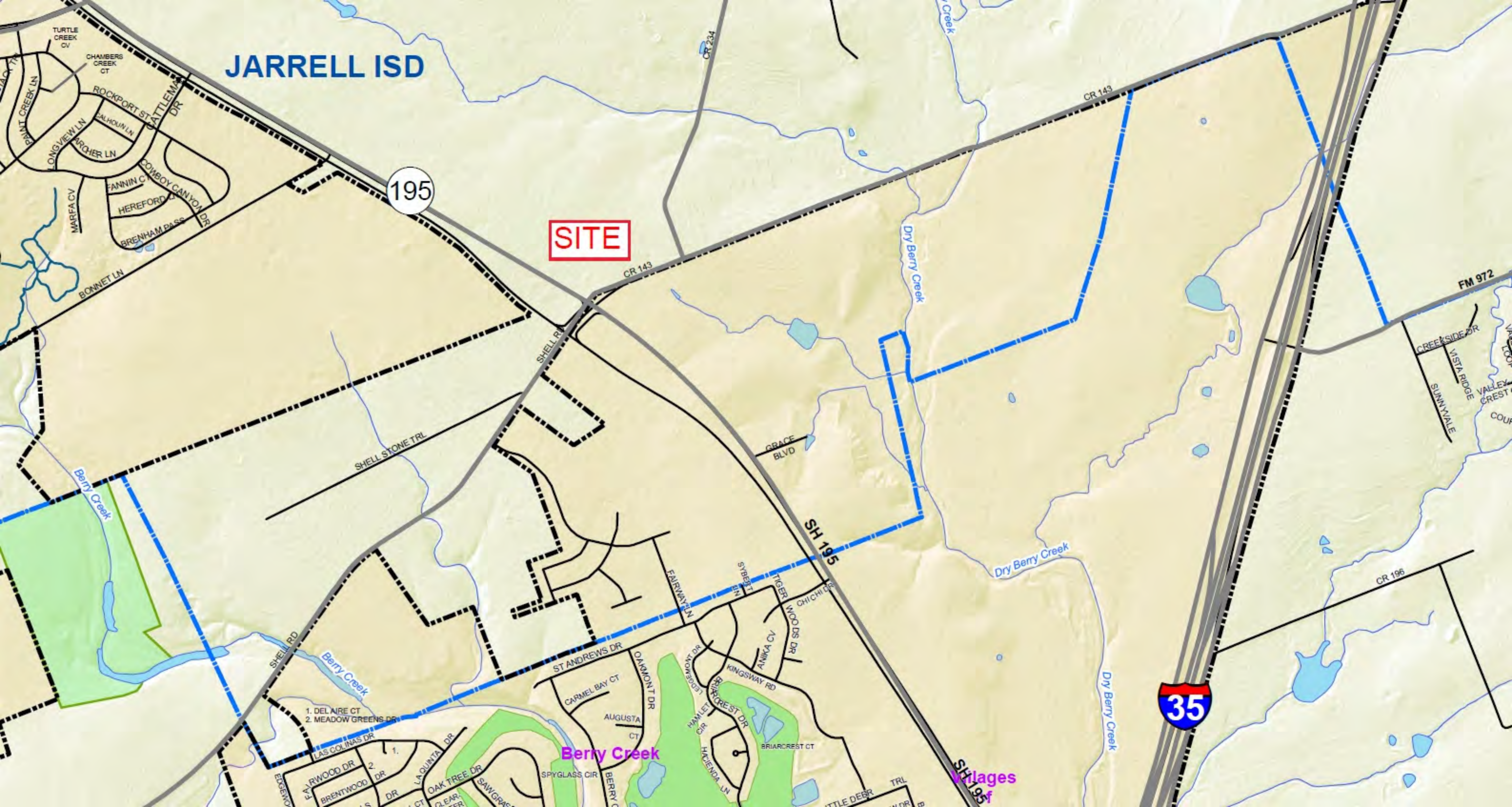
SH 195

35

CR 196

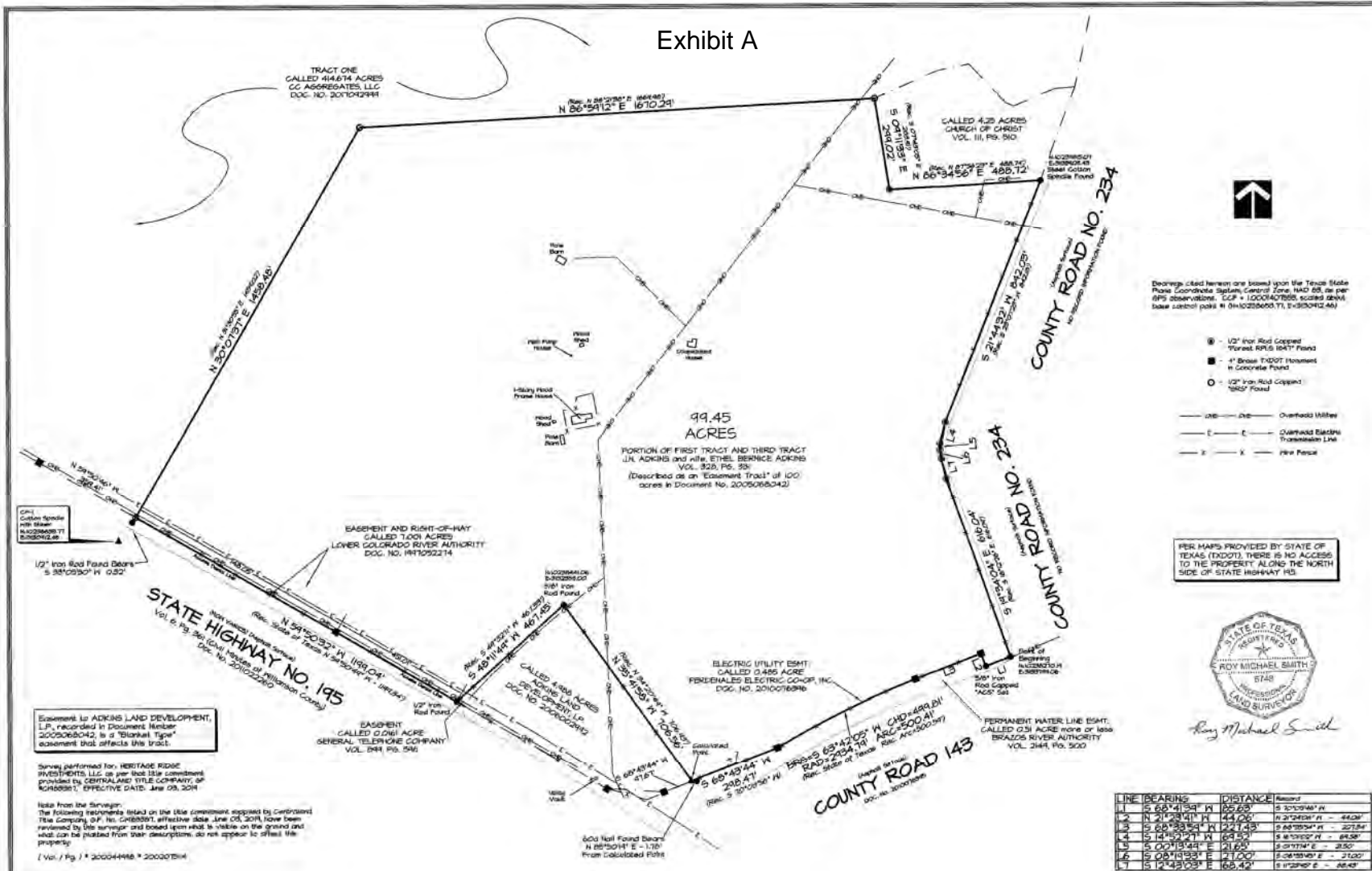
Berry Creek

Shilages





## Exhibit A



**ALL COUNTY SURVEYING, INC.**  
Tx. Firm No. 10023600  
4330 South 5th Street  
Temple, Texas 76702  
254-778-2272 Killeen 254-634-4696  
Fax 254-774-7608  
[www.allcountysurveying.com](http://www.allcountysurveying.com)

The surveyor and All County Surveying, Inc. do not warrant any statement with reference to floodplains.

This sketch represents a survey made on the ground. During the performance of this survey, persons working under my supervision observed conditions within and along the boundaries and to the best of my knowledge they are as shown. The location of visual structural improvements with respect to the boundary lines are as shown. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Survey showing 99.45 ACRES OF LAND, situated  
in the BURRELL EAVES SURVEY, ABSTRACT 216,  
Williamson County, Texas.

This sketch is to accompany a metes and bounds description of the herein shown 79.45 acre tract.

Plot Date: 11-05-2019  
Survey completed: 10-31-2019  
Scale: 1" = 500'  
Job No. H100643  
Draw No. H100643  
Drawn by: RJS  
Surveyor: RJS: 46748

**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

November 07, 2019

Surveyor's Field Notes for:

**99.45 ACRES OF LAND**, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 387 acre "First Tract" and a portion of a called 140-4/5 acre "Third Tract", both tracts being conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas, also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod capped "Forest RPLS 1847" found on the west margin of County Road Number 234, being on the north margin of County Road Number 143, being the most easterly, southeast corner of said 100 acre tract, for the most easterly, southeast corner of the herein described tract;

**THENCE** in a southwesterly direction with the north margin of said County Road Number 234, same being a southerly line of said 100 acre tract, (*Rec. S 70°03'56" W*), **S 68° 41' 39" W – 85.63'**, to a 5/8" iron rod capped "ACS" set, being the southeast corner of a called 0.560 acre tract conveyed to the State of Texas for Right-of-Way purposes, of record in Document Number 2010076395, Official Public Records of Williamson County, Texas, for an angle corner of the herein described tract;

**THENCE** in a northerly direction, departing the south line of said 100 acre tract, being with the east line of said 0.560 acre tract, (*State of Texas Rec. N 21°24'06" W – 44.06'*), **N 21° 23' 41" W – 44.06'**, to a 4" brass TXDOT monument in concrete found, being the northeast corner of said 0.560 acre tract, for an interior corner of the herein described tract;

**THENCE** in a southwesterly direction with the north line of said 0.560 acre tract, (*State of Texas Rec. S 68°35'54" W – 227.34'*), **S 68° 33' 59" W – 227.43'**, to a 4" brass TXDOT monument in concrete found at the beginning of a curve to the left, for a corner of the herein described tract;

**THENCE** continuing in a southwesterly direction with the north line of said 0.560 acre tract, and with said curve to the left, (*State of Texas Rec. ARC=500.59'*), **500.41'**, having a radius of **2934.79'**, and a long chord of **S 63° 42' 05" W – 499.81'**, to a 4" brass TXDOT monument in concrete found on said southerly line of said 100 acre tract, being the most westerly corner of said 0.560 acre tract, for a corner of the herein described tract;

**THENCE** continuing in a southwesterly direction with said southerly line of said 100 acre tract, (*Rec. S 70°03'56" W*), **S 68° 43' 44" W – 298.47'**, to a calculated point for the southeast corner of a called 4.988 acre tract of land conveyed to Adkins Land Development, LP, of record in Document Number 2006002992, Official Public Records of Williamson County, Texas, being the most southerly corner of said 100 acre tract, for the most southerly corner of the herein described tract, from which a 60d nail found bears, **N 85°50'19" E – 1.78'**, and from which a 4" brass TXDOT monument in concrete found bears **S 68°43'44" W – 97.67'**;

**THENCE** in a northwesterly direction with the north line of said 4.988 acre tract, same being an interior line of said 100 acre tract, (*Rec. N 34°20'49" W – 706.93'*), **N 35° 41' 58" W – 706.56'**, to a 3/8" iron rod found, being the most northerly corner of said 4.988 acre tract, same being an interior corner of said 100 acre tract, for an interior corner of the herein described tract;

## Exhibit A

**THENCE** in a southwesterly direction with the west line of said 4.988 acre tract, same being an interior line of said 100 acre tract, (*Rec. S 49°32'11" W – 467.33'*), **S 48° 11' 49" W – 467.45'**, to a 1/2" iron rod found on the north margin of State Highway Number 195, being the most westerly corner of said 4.988 acre tract, same being an angle corner of said 100 acre tract, for an angle corner of the herein described tract;

**THENCE** in a northwesterly direction with the north margin of said State Highway Number 195, (*State of Texas Rec. N 59°50'49" W – 1199.34'*), same being the south line of said 100 acre tract, **N 59° 50' 32" W**, passing a 4" brass TXDOT monument in concrete found at 451.01', and *continuing a total distance of 1199.04'*, to a 1/2" iron rod capped "GRS" found, being the most southerly corner of a called 414.674 acre tract conveyed to CC Aggregates, LLC, of record in Document Number 2017092999, Official Public Records of Williamson County, Texas, same being the most westerly, southwest corner of said 100 acre tract, for the most westerly, southwest corner of the herein described tract, from which a 1/2" iron rod found bears S 33°05'30" W – 0.32';

**THENCE** in a northeasterly direction with an east line of said 414.674 acre tract, same being the west line of said 100 acre tract, (*Rec. N 31°30'55" E – 1459.02'*), **N 30° 07' 37" E – 1458.48'**, to a 1/2" iron rod capped "GRS" found, being an interior corner of said 414.674 acre tract, same being the northwest corner of said 100 acre tract, for the northwest corner of the herein described tract;

**THENCE** in an easterly direction with a south line of said 414.674 acre tract, same being a north line of said 100 acre tract, (*Rec. N 88°21'38" E – 1669.98'*), **N 86° 59' 12" E – 1670.29'**, to a 1/2" iron rod capped "GRS" found, being an exterior corner of said 414.674 acre tract, same being the northwest corner of a called 4.25 acre tract conveyed to Church of Christ, of record in Volume 111, Page 510, Deed Records of Williamson County, Texas, same being the most northerly, northeast corner of said 100 acre tract, for the most northerly, northeast corner of the herein described tract;

**THENCE** in a southerly direction with the west line of said 4.25 acre tract, same being an east line of said 100 acre tract, (*Rec. S 07°43'05" E – 283.91'*), **S 09° 11' 33" E – 299.02'**, to a 1/2" iron rod capped "Forest RPLS 1847" found, being the southwest corner of said 4.25 acre tract, same being an interior corner of said 100 acre tract, for an interior corner of the herein described tract;

**THENCE** in an easterly direction with the south line of said 4.25 acre tract, same being a north line of said 100 acre tract, (*Rec. N 87°56'23" E – 488.74'*), **N 86° 34' 56" E – 488.72'**, to steel cotton spindle found on the west margin of said County Road Number 234, being the southeast corner of said 4.25 acre tract, same being the most easterly, northeast corner of said 100 acre tract, for the most easterly, northeast corner of the herein described tract;

**THENCE** in a southerly direction with the west margin of said County Road Number 234, same being an east line of said 100 acre tract, the following six (6) courses and distances:

1. **S 21° 44' 32" W – 842.03'**, (*Rec. S 23°07'23" W – 842.18'*), to a 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
2. **S 14° 52' 27" W – 69.52'**, (*Rec. S 16°01'02" W – 69.58'*), to a 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
3. **S 00° 13' 49" E – 21.65'**, (*Rec. 01°17'14" E – 21.50'*), 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;



## Exhibit A

4. **S 08° 19' 33" E – 27.00'**, (Rec. S 06°55'45" E – 27.00'), 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
5. **S 12° 43' 03" E – 68.42'**, (Rec. S 11°23'45" E – 68.43'), 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
6. **S 19° 34' 04" E – 616.04'**, (Rec. S 18°12'26" E – 616.09'), to the **POINT OF BEGINNING** and containing 99.45 Acres of Land.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. CCF=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This metes and bounds description to accompany a Surveyor's sketch of the herein described 99.45 Acres tract.

Surveyed October 31, 2019

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

server/projects/pro190000/191000/191064/191064 99.45 AC FN.doc



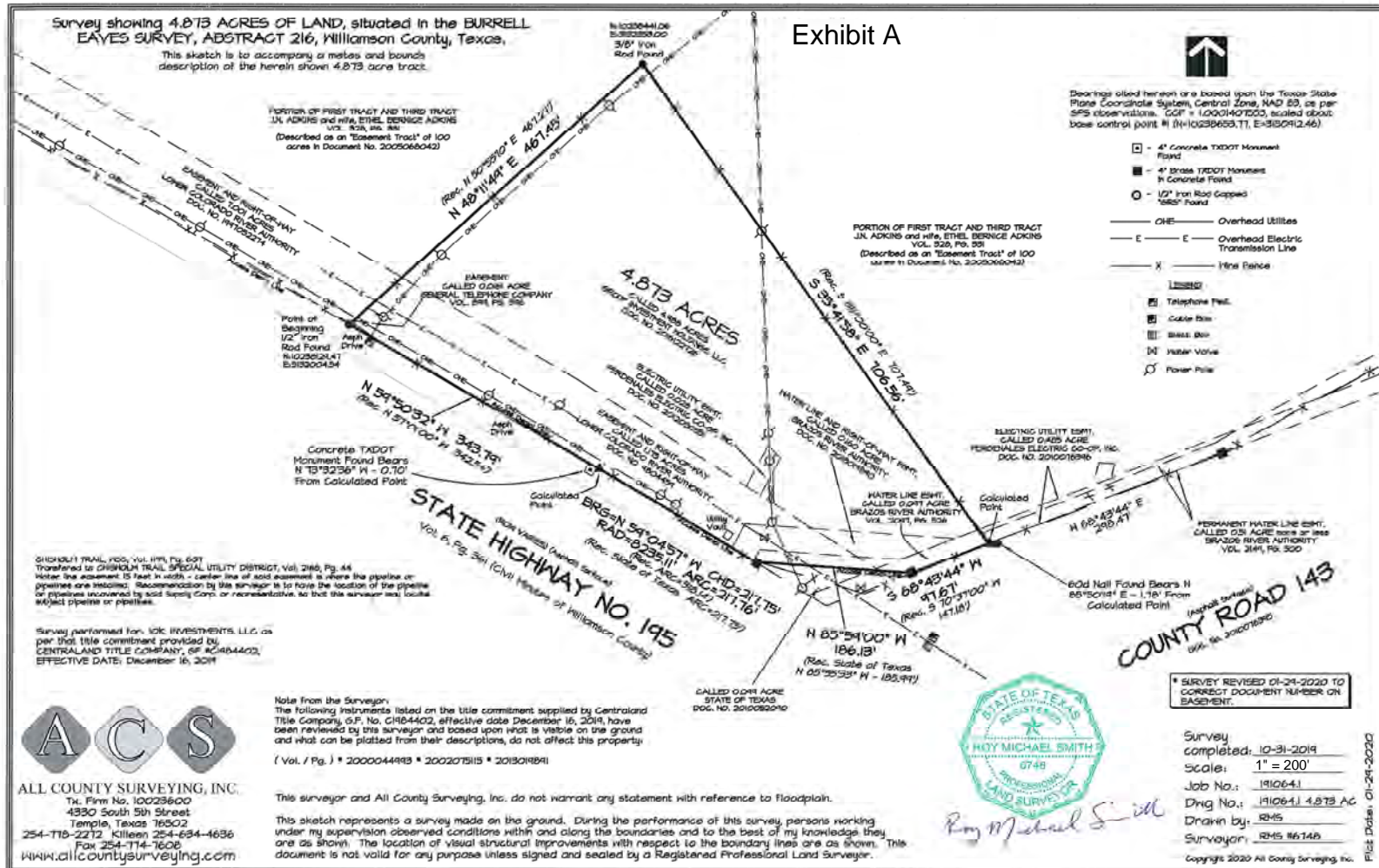
*Roy Michael Smith*

Roy Michael Smith  
Registered Professional Land Surveyor  
Registration No. 6748

Survey showing 4.873 ACRES OF LAND, situated in the BURRELL  
EAVES SURVEY, ABSTRACT 216, Williamson County, Texas.

This sketch is to accompany a metes and bounds  
description of the herein shown 4.873 acre tract.

Exhibit A



**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

January 17, 2020

Surveyor's Field Notes for:

**4.873 ACRES OF LAND**, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 4.988 acre tract conveyed to Adkins Land Development, LP, of record in Document Number 2006002992, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found on the north margin of State Highway 195, being an exterior corner of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, said 100 acres being a portion of a called 387 acre "First Tract" and a portion of a called 140-4/5 acre "Third Tract", both tracts being conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas, for the most westerly corner of the herein described tract;

**THENCE** in a northeasterly direction with the with an interior line of said 100 acre tract, same being the west line of said 4.988 acre tract, (*Rec. N 50°55'10" – 467.27'*), **N 48° 11' 49" E - 467.45'**, to a 3/8" iron rod found, being an interior corner of said 100 acre tract, same being the most northerly corner of said 4.988 acre tract, for the most northerly corner of the herein described tract;

**THENCE** in a southeasterly direction, with an interior line of said 100 acre tract, same being the north line of said 4.988 acre tract, (*Rec. S 33°00'00" E – 707.49'*), **S 35° 41' 58" E – 706.56'**, to a calculated point on the north margin of County Road Number 143, being an angle corner of said 100 acre tract, same being the most easterly corner of said 4.988 acre tract, for the most easterly corner of the herein described tract, from which a 60d nail found bears *N 85°50'19" E – 1.78'*, and from which a 4" brass TXDOT monument in concrete found bears *N 68°43'44" E – 298.47'*;

**THENCE** in a southwesterly direction with the north margin of said County Road Number 143, same being the southerly line of said 4.988 acre tract, (*Rec. S 70°37'00" W – 147.18'*), **S 68° 43' 44" W – 97.67'**, to a 4" brass TXDOT monument in concrete found, being the most easterly corner of a called 0.099 acre tract conveyed to the State of Texas, or record in Document Number 2010052090, Official Public Records of Williamson County, Texas, for a corner of the herein described tract;

**THENCE** in a northwesterly direction with the north line of said 0.099 acre tract, (*State of Texas Rec. N 85°55'33" W – 185.99'*), **N 85° 59' 00" W – 186.13'**, to a 4" brass TXDOT monument in concrete found on the north margin of said State Highway Number 195, and being at the beginning of a curve to the left, same being the south line of said 4.988 acre tract, being the most westerly corner of said 0.099 acre tract, for a corner of the herein described tract;



## Exhibit A

**THENCE** with said curve to the left, in a northwesterly direction with the north margin of said State Highway Number 195, same being the south line of said 4.988 acre tract, (*Rec. ARC = 318.14'*), **217.76'**, *having a radius of 8235.11'*, and a *long chord of N 59° 04' 57" W – 217.75'*, to a calculated point for a corner of said 4.988 acre tract, from which a broken 4" square concrete TXDOT monument found bears, N 73°42'36" W – 0.70';

**THENCE** continuing with the north margin of said State Highway Number 195, same being the south line of said 4.988 acre tract, (*Rec. N 57°01'00" W – 342.54'*), **N 59° 50' 32" W – 343.79'**, to the **POINT OF BEGINNING** and containing 4.873 Acres of Land.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. CCF=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This metes and bounds description to accompany a Surveyor's sketch of the herein described 4.873 Acres tract.

Surveyed October 31, 2019

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

server/projects/pro190000/191000/191064/191064 4.873 AC FN.doc



*Roy Michael Smith*

Roy Michael Smith  
Registered Professional Land Surveyor  
Registration No. 6748

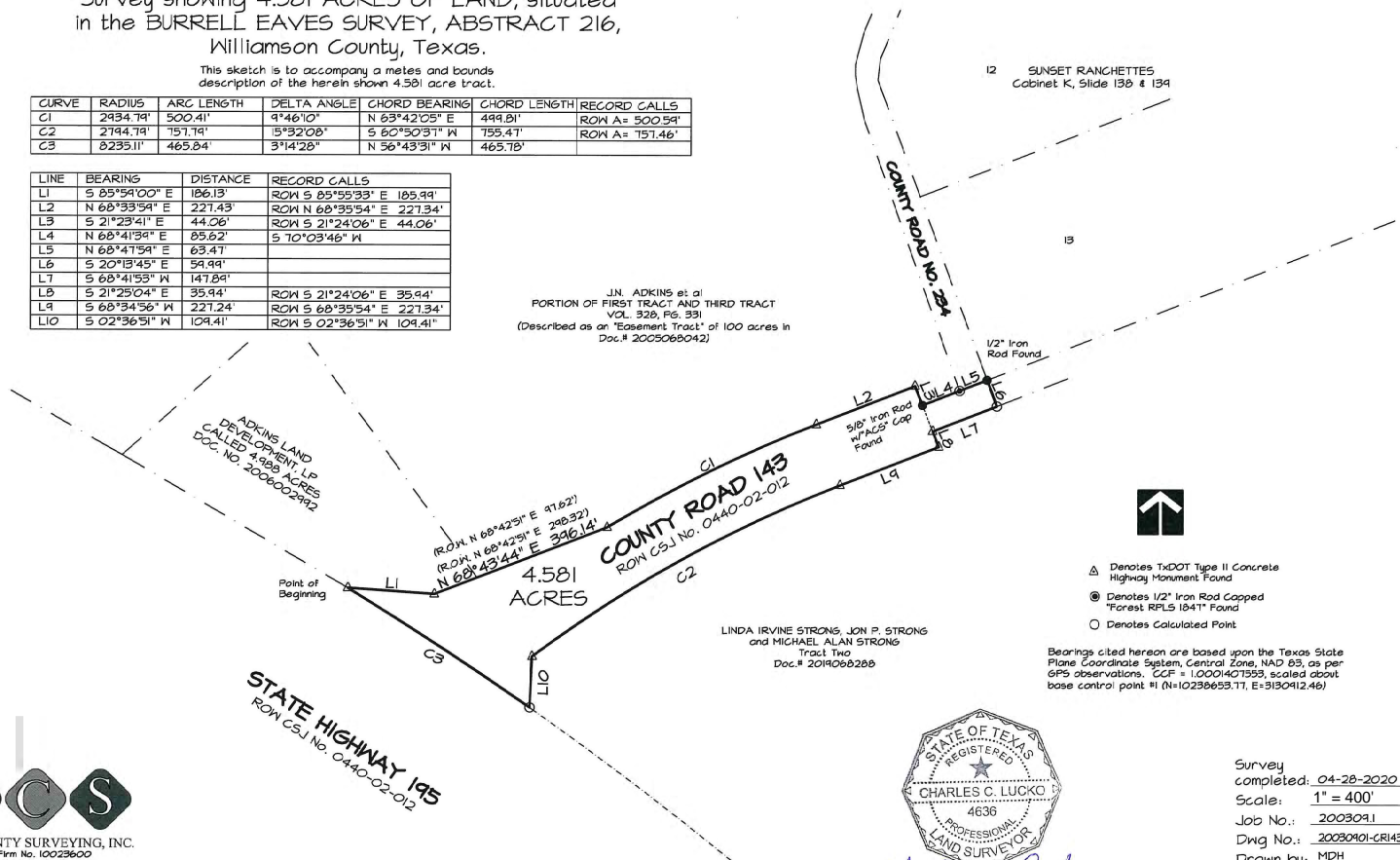
**EXHIBIT B**  
**Survey showing 4.581 ACRES OF LAND, situated**  
**in the BURRELL EAVES SURVEY, ABSTRACT 216,**  
**Williamson County, Texas.**

This sketch is to accompany a metes and bounds  
description of the herein shown 4.581 acre tract.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD CALLS
C1	2434.74'	500.41'	9°46'10"	N 63°42'05" E	449.81'	ROW A= 500.54'
C2	2144.74'	157.14'	5°32'08"	S 60°50'31" W	155.47'	ROW A= 157.46'
C3	8235.11'	465.84'	3°14'28"	N 56°43'31" W	465.78'	

LINE	BEARING	DISTANCE	RECORD CALLS
L1	S 85°54'00" E	186.13'	ROW S 85°55'33" E 185.99'
L2	N 68°33'54" E	227.43'	ROW N 68°35'54" E 227.34'
L3	S 21°23'41" E	44.06'	ROW S 21°24'06" E 44.06'
L4	N 68°41'34" E	85.62'	S 10°03'46" W
L5	N 68°41'54" E	63.47'	
L6	S 20°13'45" E	59.49'	
L7	S 68°41'53" W	147.84'	
L8	S 21°25'04" E	35.94'	ROW S 21°24'06" E 35.94'
L9	S 68°34'56" W	227.24'	ROW S 68°35'54" E 227.34'
L10	S 02°36'51" W	109.41'	ROW S 02°36'51" W 109.41'

J.N. ADKINS et al  
PORTION OF FIRST TRACT AND THIRD TRACT  
VOL. 328, PG. 331  
(Described as an "Easement Tract" of 100 acres in  
Doc. # 2005068042)



- ▲ Denotes TxDOT Type II Concrete Highway Monument Found
- Denotes 1/2" Iron Rod Capped "Forest RPLS 1841" Found
- Denotes Calculated Point

Bearings cited herein are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. GCF = 1.0001407553, scaled about base control point #1 (N=10238653.77, E=3130412.46)

LINDA IRVINE STRONG, JON P. STRONG  
and MICHAEL ALAN STRONG  
Tract Two  
Doc. # 2019068288



*Charles C. Lucko*

**ACS**  
**ALL COUNTY SURVEYING, INC.**  
Tx. Firm No. 10023600  
4350 South 5th Street  
Temple, Texas 76702  
254-719-2212 Killeen 254-854-4636  
www.allcountysurveying.com

Survey completed: 04-28-2020  
Scale: 1" = 400'  
Job No.: 2003091  
Dwg No.: 2003091-GR143  
Drawn by: MDH  
Surveyor: CCL #4636  
Copyright 2020 All County Surveying, Inc.

Plot Date: 04-30-2020

**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

April 29, 2020

Surveyor's Field Notes for:

**4.581 ACRES**, situated in the **BURRELL EAVES SURVEY, ABSTRACT 216**, Williamson County, Texas, being a portion of a County Road 143, no record information found, additional right of way shown on TxDot Right of Way Plans CSJ No. 0440-02-12, and being more particularly described as follows:

**BEGINNING** at a TxDot Type II concrete highway monument found on a curve on the northeast line of State Highway 195 and on the northwest line of County Road 143, being a corner on the remainder of a called 4.988 acre tract of land conveyed to Adkins Land Development, LP in Document No. 2006002992, Official Public Records of Williamson County, Texas, for the northwest corner of this tract of land;

**THENCE** in a generally easterly direction, with the southeast line of said 4.988 acre tract and the southeast line of a portion of a called 387 acre "First Tract" and a portion of a called 140-4/5 acre "Third Tract", both tracts being conveyed to J.N. Adkins et al, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas, also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, same being the north line of County Road 143, the following six (6) courses and distances:

- 1) **S. 85° 59' 00" E., 186.13 feet** (*ROW S. 85° 55' 33" E., 185.99 feet*), to a TxDot Type II concrete highway monument found, for a corner of this tract of land;
- 2) **N. 68° 43' 44" E., 396.14 feet** (*ROW N. 68° 42' 51" E., 97.62 and N. 68° 42' 51" E., 298.32 feet*), to a TxDot Type II concrete highway monument found at the beginning of a curve to the right, for a corner of this tract of land;
- 3) **500.41 feet** (*ROW 500.59 feet*), with said curve to the right, having a radius of 2934.79 feet, a delta angle of 9° 46' 10" and a chord which bears N. 63° 42' 05" E., 499.81 feet, to a TxDot Type II concrete highway monument found at the end of said curve to the right, for a corner of this tract of land;
- 4) **N. 68° 33' 59" E., 227.43 feet** (*ROW N. 68° 35' 54" E., 227.34 feet*), to a TxDot Type II concrete highway monument found, for a corner of this tract of land;
- 5) **S. 21° 23' 41" E., 44.06 feet** (*ROW S. 21° 24' 06" E., 44.06 feet*), to a 5/8" iron rod with "ACS" cap found, for a corner of this tract of land;
- 6) **N. 68° 41' 39" E., 85.62 feet** (*Deed "2005068042" S. 70° 03' 46" W.*), to a 1/2" iron rod found with "Forest RPLS 1847" found on the west line of County Road 234, for a corner of this tract of land;

**THENCE** continuing in an easterly direction, over and across County Road 234, **N. 68° 47' 59" E., 63.47 feet**, to a 1/2" iron rod found on the east line of County Road 234 and the north line of County Road 243, for the most easterly, northeast corner of this tract of land;

**THENCE** in a southerly direction, over and across County Road 243, **S. 20° 13' 45" E., 59.99 feet**, to a calculated point on the south line of County Road 243, same being the



occupied north line of the remainder of Tract Two conveyed to Linda Irvine Strong, Jon P. Strong and Michael Alan Strong in Document No. 2019068288, of said Official Public Records, for the most easterly, southeast corner of this tract of land;

**THENCE** in a generally westerly direction, with the north line of County Road 243, the following five (5) courses and distances:

- 1) **S. 68° 41' 53" W., 147.89 feet**, to a TxDot Type II concrete highway monument found, for a corner of this tract of land;
- 2) **S. 21° 25' 04" E., 35.94 feet** (ROW S. 21° 24' 06" E., 35.94 feet), to a TxDot Type II concrete highway monument found, for a corner of this tract of land;
- 3) **S. 68° 34' 56" W., 227.24 feet** (ROW S. 68° 35' 54" E., 227.34 feet), to a TxDot Type II concrete highway monument found at the beginning of a curve to the left, for a corner of this tract of land;
- 4) **757.79 feet** (ROW 757.46 feet), with said curve to the left, having a *radius of 2794.79 feet*, a *delta angle of 15° 32' 08"* and a *chord which bears S. 60° 50' 37" W., 755.47 feet*, to a TxDot Type II concrete highway monument found at the end of said curve to the left, for a corner of this tract of land;
- 5) **S. 02° 36' 51" W., 109.41 feet** (ROW S. 02° 36' 51" W., 109.41 feet), to a calculated point on a curve to the left on the northeast line of State Highway 195, for the southwest corner of this tract of land;

**THENCE** in a northwesterly direction, over and across County Road 143, with a curve to the left, **465.84 feet**, having a *radius of 8235.11 feet* (ROW SH 195 rad=8235.11 feet), a *delta angle of 3° 14' 28"* and a *chord which bears N. 56° 43' 31" W., 465.78 feet*, to the **POINT OF BEGINNING** and containing 4.581 Acres of Land.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. Scale Factor=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This metes and bounds description to accompany a Surveyors Sketch of the herein described 4.581 Acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed April 28, 2020

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

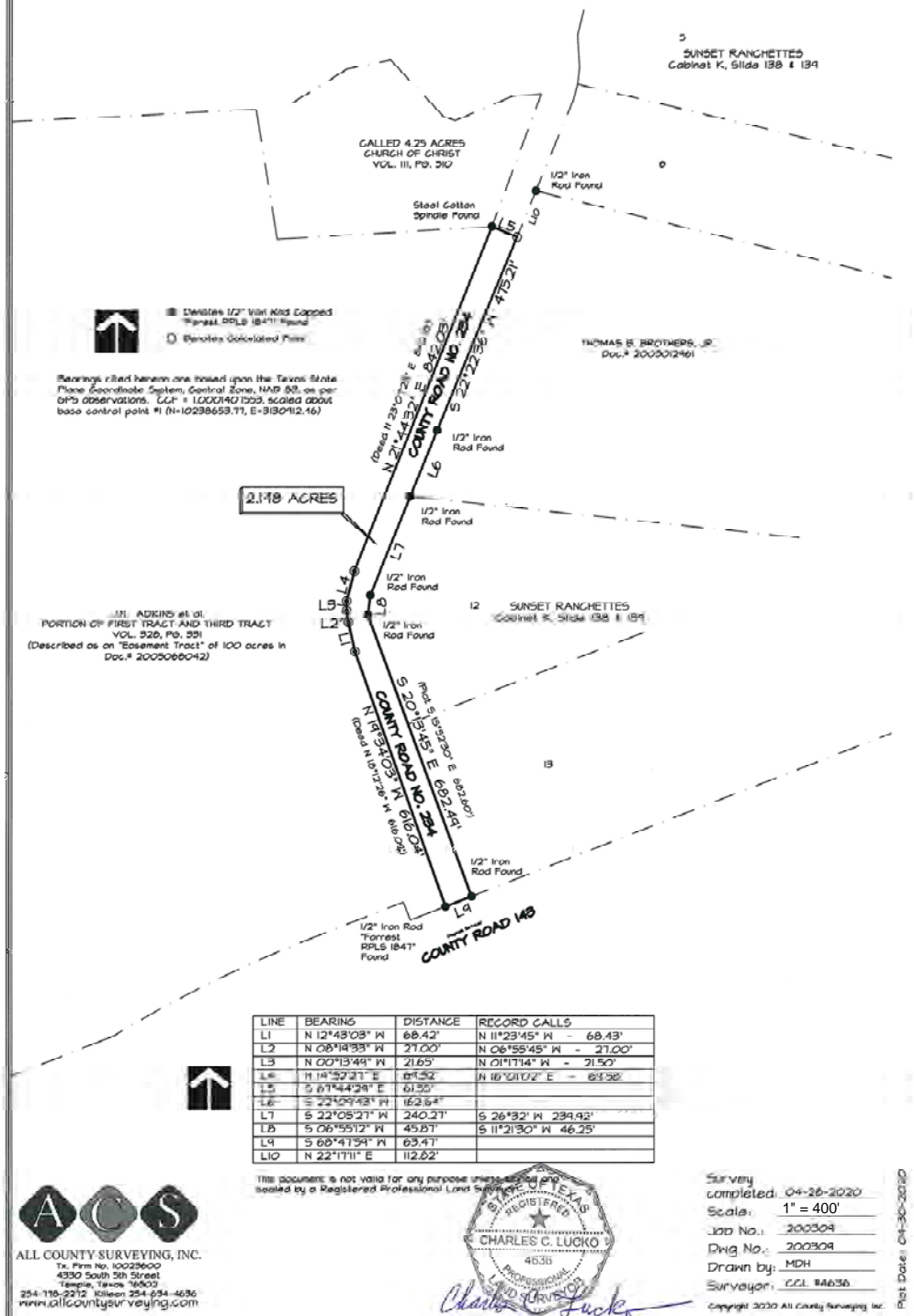
**Tx. Firm Lic. No. 10023600**

Server/projects/pro200000/200300/200309/200309-FM 143.doc



Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

This sketch is to accompany a metes and bounds description of the herein shown 2.148 acre tract.



**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

April 29, 2020

Surveyor's Field Notes for:

**2.148 ACRES**, situated in the **BURRELL EAVES SURVEY, ABSTRACT 216**, Williamson County, Texas, being a portion of a County Road 234, no record information found, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with "Forest RPLS 1847" cap found on the west line of County Road 234 and the north line of County Road 143, being the southeast corner of a portion of a called 387 acre "First Tract" and a portion of a called 140-4/5 acre "Third Tract", both tracts being conveyed to J.N. Adkins et al, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas, also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, for the southwest corner of this tract of land;

**THENCE** in a northerly direction, with the west line of County Road 234, same being the east line of said Adkins Land Development tract, the following six (6) courses and distances:

- 1) **N. 19° 34' 03" W., 616.04 feet** (*Deed N. 18° 12' 26" W., 616.09 feet*), to a 1/2" iron rod with "Forest RPLS 1847" cap found, for a corner of this tract of land;
- 2) **N. 12° 43' 03" W., 68.42 feet** (*Deed N. 11° 23' 45" W., 68.43 feet*), to a 1/2" iron rod with "Forest RPLS 1847" cap found, for a corner of this tract of land;
- 3) **N. 08° 19' 33" W., 27.00 feet** (*Deed N. 06° 55' 45" W., 27.00 feet*), to a 1/2" iron rod with "Forest RPLS 1847" cap found, for a corner of this tract of land;
- 4) **N. 00° 13' 49" W., 21.65 feet** (*Deed N. 01° 17' 14" W., 21.50 feet*), to a 1/2" iron rod with "Forest RPLS 1847" cap found, for a corner of this tract of land;
- 5) **N. 14° 52' 27" E., 69.52 feet** (*Deed N. 16° 01' 02" E., 68.58 feet*), to a 1/2" iron rod with "Forest RPLS 1847" cap found, for a corner of this tract of land;
- 6) **N. 21° 44' 32" E., 842.03 feet** (*Deed N. 23° 07' 23" E., 842.18 feet*), to a steel spindle found, being the most easterly, northeast corner of said 100 acre tract, same being the southeast corner of a called 4.25 acre tract conveyed to Church of Christ, in Volume 111, Page 510, Deed Records of Williamson County, Texas, for the northwest corner of this tract of land;

**THENCE** in an easterly direction, over and across County Road 234, **S. 67° 44' 29" E., 61.55 feet**, to a calculated point on the east line of said County Road 234, same being the west line of a tract of land conveyed to Thomas B. Brothers, Jr. in Document No. 2003012961, of said Official Public Records, for the northeast corner of this tract of land, from which a 1/2" iron rod found at the southeast corner of Tract 6, Sunset Ranchettes, an addition in Williamson County, Texas, of record in Cabinet K, Slide 138



and 139, Plat Records of Williamson County, Texas bears *N. 22° 17' 11" E., 112.82 feet*;

**THENCE** in a southerly direction, with the east line of said County Road 234, same being the west line of said Brothers tract, the following two (2) courses and distances:

- 1) **S. 22° 22' 36" W., 475.21 feet**, to a ½" iron rod found, for a corner of this tract of land;
- 2) **S. 22° 09' 43" W., 162.64 feet**, to a ½" iron rod, being the northwest corner of Tract 12, of said Sunset Ranchettes, for a corner of this tract of land;

**THENCE** continuing in a southerly direction, with the west line of said Sunset Ranchettes, the following three courses and distances:

- 1) **S. 22° 05' 27" W., 240.27 feet** (*Plat S. 26° 32' W., 239.92 feet*), to a ½" iron rod found, being a corner of said Tract 12, for a corner of this tract of land;
- 2) **S. 06° 55' 12" W., 45.87 feet** (*Plat S. 11° 21' 30" W., 46.25 feet*), to a ½" iron rod found, being a corner of said Tract 12, for a corner of this tract of land;
- 3) **S. 20° 13' 45" E., 682.49 feet** (*Plat S. 15° 52' 30" E., 682.60 feet*), to a ½" iron rod found on the north line of County Road 143, being the southwest corner of Tract 13 of said Sunset Ranchettes, for the southeast corner of this tract of land;

**THENCE** in a westerly direction, over and across County Road 234, **S. 68° 47' 59" W., 63.47 feet**, to the **POINT OF BEGINNING** and containing 2.148 Acres of Land.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. Scale Factor=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This metes and bounds description to accompany a Surveyors Sketch of the herein described 2.148 Acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed April 28, 2020

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

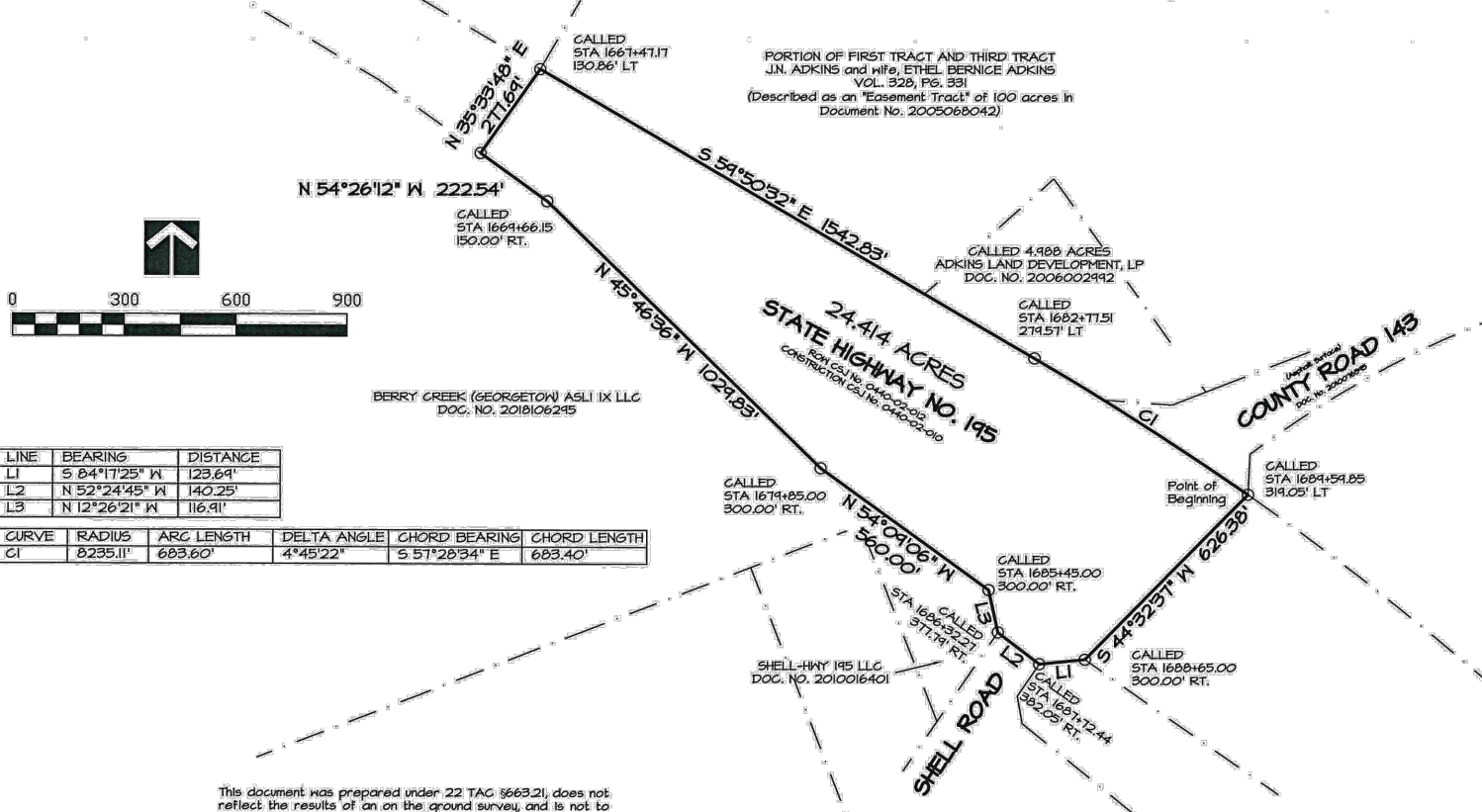
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Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

# EXHIBIT D

Survey showing 24.414 ACRES situated in the  
BURRELL EAVES SURVEY, ABSTRACT No. 216 and the  
WILLIAM ROBERTS SURVEY, ABSTRACT No. 524, Williamson County, Texas



LINE	BEARING	DISTANCE
L1	S 84°17'25" W	123.69'
L2	N 52°24'45" W	140.25'
L3	N 12°26'21" W	116.91'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8235.11'	683.60'	4°45'22"	S 57°28'34" E	683.40'

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This surveyor and All County Surveying, Inc. do not warrant any statement with reference to floodplain.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.



ALL COUNTY SURVEYING, INC.  
Tx. Firm No. 10023600  
4330 South 5th Street  
Temple, Texas 76502  
254-778-2212, Killeen 254-834-4636  
WWW.ALLCOUNTYSURVEYING.COM

Revised 07-28-21-Addition Area

Date: 07-26-2021  
Scale: 1"=500'  
Job No.: 191064.3  
Dwg No.: 191064.3  
Drawn by: MDH  
Surveyor: CCL #4636

Copyright 2021 All County Surveying, Inc.

Plot Date: 07-28-2021



**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

July 26, 2021

Surveyor's Field Notes for:

**24.414 ACRES**, situated in the **BURRELL EAVES SURVEY, ABSTRACT No. 216**, and the **WILLIAM ROBERTS SURVEY, ABSTRACT No. 524**, Williamson County, Texas, being a portion of a State Highway 195 as shown on TxDot Right of Way Project, ROW CSJ No. 0440-02-12, Construction CSJ No. 0440-02-010, and being more particularly described as follows:

**BEGINNING** at a point on the north line of State Highway 195, called Station 1689+59.85 319.05' Left, being a cutback corner on the southeast line of County Road 143, for the northeast corner of this tract of land;

**THENCE** in a southerly direction, over and across State Highway 195, **S. 44° 32' 37" W., 626.38 feet**, to a point on the south line of State Highway 195, called Station 1688+65.00 300.00' Right, being a cutback corner on the east line of Shell Road, for the southeast corner of this tract of land;

**THENCE** in a generally westerly direction, with the south line of State Highway 195, the following six (6) courses and distances:

- 1) **S. 84° 17' 25" W., 123.69 feet**, to a point, being an angle corner on said south line, called Station 1687+72.44 382.05' Right, for an angle corner of this tract of land;
- 2) **N. 52° 24' 45" W., 140.25 feet**, to a point, being an angle corner on said south line, called Station 1686+32.27 377.79' Right, for an angle corner of this tract of land;
- 3) **N. 12° 26' 21" W., 116.91 feet**, being an angle corner on said south line, called Station 1685+45.00 300.00' Right, for an angle corner of this tract of land;
- 4) **N. 54° 09' 06" W., 560.00 feet**, to a point, being an angle corner on said south line, called Station 1679+85.00 300.00' Right, for an angle corner of this tract of land;
- 5) **N. 45° 46' 36" W., 1029.83 feet**, to a point, being an angle corner on said south line, called Station 1669+66.15 150.00' Right, for an angle corner of this tract of land;
- 6) **N. 54° 26' 12" W., 222.54 feet**, to a point, for the southwest corner of this tract of land;

**THENCE** in a northerly direction, over and across State Highway 195, **N. 35° 33' 48" E., 277.69 feet**, to a point on the north line of State Highway 195, called Station 1667+47.17 130.86' Left, for the northwest corner of this tract of land;

**THENCE** in a southeasterly direction, with the north line of State Highway 195, the following two (2) courses and distances:

- 1) **S. 59° 50' 32" E., 1542.83 feet**, to a point at the beginning of a curve to the right, called Station 1682+77.51 279.57' Left, for a corner of this tract of land;
- 2) **683.60 feet**, with said curve to the right, having a *radius of 8235.11 feet*, a *delta angle of 04° 45' 22"* and a *chord which bears S. 57° 28' 34" E., 683.40 feet*, to the **POINT OF BEGINNING** and containing 24.414 Acres of Land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. Scale Factor=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This metes and bounds description to accompany a Surveyors Sketch of the herein described 24.414 Acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

Server/projects/pro190000/191000/191064/191064.3.doc



Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

A handwritten signature in blue ink, appearing to read "Charles C. Lucko", written over the printed name and registration number.

SCALE: 1" = 500'

Line Table		
Line #	Direction	Length
L1	S14°52'27"W	69.52'
L2	S00°13'49"E	21.65'
L3	S08°19'33"E	27.00'
L4	S12°43'03"E	68.42'
L5	N21°23'41"W	44.06'
L6	S30°09'28"W	140.00'

Curve Table			
Curve #	Length	Radius	Chord
C1	538.27'	800.00'	N40°34'01"W 528.17'
C2	153.14'	2934.79'	S67°05'29"W 153.12'

GROUP INVESTMENT  
HOLDINGS, LLC  
4.873 ACRES  
CALLED 4.988 ACRES  
DOC. NO. 2016122726

STATE HIGHWAY NO. 195  
Vol. 6, Pg. 361 Civil Minutes of Williamson County)  
Doc. No. 2011022260

4.581 ACRES  
COUNTY ROAD 143  
DOC. No. 2010076395

ETJ OF THE CITY OF GEORGETOWN  
WILLIAMSON COUNTY, TEXAS



**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
301 N. 3rd St.  
Temple, Texas 76780  
TELEPHONE: 254-773-2400  
FAX: 254-773-2400  
WWW.TURLEY-INC.COM

REZONING MAP FOR:  
**57,307 ACRES**  
OUT OF AND A PART OF THE BURRELL EAVES SURVEY, ABSTRACT NO. 216  
ETJ OF THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

PREPARED FOR:  
10K INVESTMENTS

REVISIONS		
DATE	DESCRIPTION	DFTR
7/27	ACREAGES, SH 195	AMJ
	EXHIBIT LETTERING	

DRAFTSMAN:	DATE:
AMJ	6.29.2021
REF:	

COMPUTER FILE NAME:

20-446 ZONING3		
JOB NUMBER:	#	

20-446 E-31

DRAWING NUMBER:

20446-C

PAGE# 01



**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

July 28, 2021

Surveyor's Field Notes for:

**57.307 ACRES OF LAND**, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 387 acre "First Tract" and being a portion of a called 140-4/5 acre "Third Tract", conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, both of record in Volume 328, Page 331, Deed Records of Williamson County, Texas (a 1/25 undivided interest, for a total of 6/25 interest, conveyed to David J. Adkins, James N. Adkins, Jr. and Brian H. Adkins in Documents 2005041960 through 2005041965, Official Public Records of Williamson County, Texas), also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a point on the west line of County Road 234, being the most easterly, northeast corner of said 100 acre tract, same being the southeast corner of a called 4.25 acre tract of land conveyed to Church of Christ at Strickland Grove in Volume 111, Page 510, Deed Records of Williamson County, Texas, for the most easterly, northeast corner of this tract of land;

**THENCE** in a generally southerly direction, with the occupied east line of said 100 acre tract, same being the west line of County Road 234, the following six (6) courses and distances:

- 1) **S. 21° 44' 32" W., 842.03 feet**, to a point, for a corner of this tract of land;
- 2) **S. 14° 52' 27" W., 69.52 feet**, to a point, for a corner of this tract of land;
- 3) **S. 00° 13' 49" E., 21.65 feet**, to a point, for a corner of this tract of land;
- 4) **S. 08° 19' 33" E., 27.00 feet**, to a point, for a corner of this tract of land;
- 5) **S. 12° 43' 03" E., 68.42 feet**, to a point, for a corner of this tract of land;
- 6) **S. 19° 34' 04" E., 616.04 feet**, to a point on the north line of County Road 143, being the southeast corner of said 100 acre tract, for a corner of this tract of land;

**THENCE** in a westerly direction, with the occupied south line of said 100 acre tract, same being the north line of County Road 143, **S. 68° 41' 39" W., 85.63 feet**, to a point, being the southeast corner of a called 0.560 acre tract conveyed to the State of Texas for Right-of-Way purposes, of record in Document Number 2010076395, of said Official Public Records, for an angle corner of this tract of land;

**THENCE** in a northerly direction, departing the south line of said 100 acre tract, being with the east line of said 0.560 acre tract, **N. 21° 23' 41" W., 44.06 feet**, to a point, being the northeast corner of said 0.560 acre tract, for an interior corner of this tract of land;

**THENCE** in a southwesterly direction with the north line of said 0.560 acre tract, **S. 68° 33' 59" W., 227.43 feet**, to a point at the beginning of a curve to the left, for a corner of this tract of land;

**THENCE** continuing in a southwesterly direction with the north line of said 0.560 acre tract, and with said curve to the left, **153.14 feet**, having a *radius of 2934.79 feet*, a *delta angle of 02° 59' 23"* and a *chord which bears S. 67° 05' 29" W., 153.12 feet*, to a point, for the most easterly, southwest corner of this tract of land;

**THENCE** over and across said 100 acre tract, the following five (5) courses and distances:

- 1) **N. 21° 17' 30" W., 319.79 feet**, to a point at the beginning of a curve to the left, for a corner of this tract of land;
- 2) **538.27 feet**, with said curve to the left, having a *radius of 800.00 feet*, a *delta angle of 38° 33' 02"* and a *chord which bears N. 40° 34' 01" W., 528.17 feet*, to a point at the end of said curve to the left, for a corner of this tract of land;
- 3) **N. 59° 50' 32" W., 291.14 feet**, to a point, for an ell corner of this tract of land;
- 4) **S. 30° 09' 28" W., 140.00 feet**, to a point, for an ell corner of this tract of land;
- 5) **N. 59° 50' 32" W., 1319.50 feet**, to a point on the occupied west line of said 100 acre tract, same being an east line of a called 414.674 acre tract, Tract 1, conveyed to CC Aggregates, LLC. In Document No. 2017092999, of said Official Public Record for the most westerly, southwest corner of this tract of land;

**THENCE** in a northerly direction, with the occupied west line of said 100 acre tract, same being an east line of said 414.674 acre tract, **N. 30° 07' 37" E., 541.81 feet**, to a point, being the northwest corner of said 100 acre tract, same being an angle corner of said 414.674 acre tract, for the northwest corner of this tract of land;

**THENCE** in an easterly direction, with the north line of said 100 acre tract, same being a south line of said 414.674 acre tract, **N. 86° 59' 12" E., 1670.29 feet**, to a point, being the most northerly, northeast corner of said 100 acre tract, same being an angle corner of said 414.674 acre tract and being the northwest corner of said 4.25 acre tract, for the most northerly, northeast corner of this tract of land;

**THENCE** in a southerly direction, with an interior line of said 100 acre tract, same being the west line of said 4.25 acre tract, **S. 09° 11' 33" E., 299.02 feet**, to a point, being an angle corner of said 100 acre tract, same being the southwest corner of said 4.25 acre tract, for an angle corner of this tract of land;

**THENCE** in an easterly direction, with a north line of said 100 acre tract, same being the south line of said 4.25 acre tract, **N. 86° 34' 56" E., 488.72 feet**, to the **POINT OF BEGINNING** and containing 57.307 Acres of Land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. CCF=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

server/projects/pro190000/191000/191064/191064.2/Exhibit F-57.307 AC



A handwritten signature in blue ink, appearing to read "C. Lucko", written over the bottom right portion of the professional seal.

Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

# EXHIBIT G

CC AGGREGATES LLC  
CALLED 414.674 AC.  
TRACT 1  
DOC. NO. 2017092999

CRACHACHA LLC  
21.719 ACRES  
DOC. NO. 2020117135

SCALE: 1" = 500'

20.342 ACRES

ADKINS, J N & ET AL  
99.45 ACRES  
DOC. NO. 2005041960  
DOC. NO. 2005041965

24.414 ACRES

STATE HIGHWAY NO. 195  
Vol. 6, Pg. 367 (Civil Minutes of Williamson County)  
Doc. No. 2011022260

GROUP INVESTMENT  
HOLDINGS, LLC  
4.873 ACRES  
CALLED 4.988 ACRES  
DOC. NO. 2016122726

STRICKLAND, GROVE CHURCH  
CALLED 4.25 ACRES  
VOLUME 111, PAGE 510

SUNSET RANCHETTES  
CABINET K, SLIDE 139

BROTHERS, THOMAS B JR  
12.03 ACRES  
DOC. NO. 2003012961

ER, MEGAN  
CRES  
2016120626

SUNSET RANCHETTES  
CABINET K, SLIDE 139

2.148 ACRES  
COUNTY RECORDS  
NO RECORD INFO  
HOE  
POC.

4.581 ACRES  
COUNTY ROAD 143  
DOC. No. 2010076395

REZONING MAP FOR:  
**20.342 ACRES**

OUT OF AND A PART OF  
THE BURRELL EAVES SURVEY,  
ABSTRACT NO. 216

ETJ OF THE CITY OF GEORGETOWN  
WILLIAMSON COUNTY, TEXAS



REZONING MAP FOR:  
**20.342 ACRES**

OUT OF AND A PART OF THE BURRELL EAVES SURVEY, ABSTRACT NO. 216  
ETJ OF THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

PREPARED FOR:  
10K INVESTMENTS

REVISONS		
DATE	DESCRIPTION	DFTR
7/27	ACREAGES, SH 195	AMJ
	EXHIBIT LETTERING	
DRAFTSMAN: AMJ		DATE: 6.29.2021
REF:		
COMPUTER FILE NAME: 20-446 ZONING3		
JOB NUMBER: 20-446		PAGE# 01
DRAWING NUMBER: 20446-C		

70



**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

July 28, 2021

Surveyor's Field Notes for:

**20.342 ACRES OF LAND**, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 140-4/5 acre "Third Tract", conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas (a 1/25 undivided interest, for a total of 6/25 interest, in said 140 4/5 acre tract conveyed to David J. Adkins, James N. Adkins, Jr. and Brian H. Adkins in Documents 2005041960 through 2005041965, Official Public Records of Williamson County, Texas), also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a point, being the most westerly, southwest corner of said 100 acre tract, same being the southeast corner of a called 21.719 acre tract of land conveyed to Crachacha, LLC. In Document No. 2020117135, of said Official Public Records, for the southwest corner of this tract of land;

**THENCE** in a northerly direction, with the west line of said 100 acre tract of land, same being the east line of said 21.719 acre tract and with an east line of a called 414.674 acre tract, Tract 1, conveyed to CC Aggregates, LLC. In Document No. 2017092999, of said Official Public Record, **N. 30° 07' 37" E., 916.67 feet**, to a point, for the northwest corner of this tract of land;

**THENCE** in a southeasterly direction, over and across said 100 acre tract, **S. 59° 50' 32" E., 1319.50 feet**, to a point, for the northeast corner of this tract of land;

**THENCE** in a southerly direction, continuing over and across said 100 acre tract, **S. 30° 09' 28" W., 496.66 feet**, to a point, for the most easterly, southeast corner of this tract of land;

**THENCE** in a westerly direction, continuing over and across said 100 acre tract, **N. 59° 50' 32" W., 769.55 feet**, to a point, for an angle corner of this tract of land;

**THENCE** in a southerly direction, continuing over and across said 100 acre tract, **S. 30° 09' 28" W., 420.00 feet**, to a point on the occupied south line of said 100 acre tract, same being the north line of State Highway 195, for the most southerly, southwest corner of this tract of land;

**THENCE** in a westerly direction, with the occupied south line of said 100 acre tract, same being the north line of State Highway 195, **N. 59° 50' 32" W., 549.46 feet**, to the **POINT OF BEGINNING** and containing 20.342 Acres of Land.



This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. CCF=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

server/projects/pro190000/191000/191064/191064.2/Exhibit G-20.342 AC



Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

A handwritten signature in blue ink, appearing to read "Chuck Lucko", is written over the printed name and registration information.

# EXHIBIT H

SCALE: 1" = 500'

CRACHACHA, LLC  
21.719 ACRES  
DOC. NO. 2020117135

CC AGGREGATES, LLC  
CALLED 414.674 AC.  
TRACT 1  
DOC. NO. 2017092999

ADKINS, J N & ET AL  
99.45 ACRES  
DOC. NO. 2005041960  
DOC. NO. 2005041965

STRICKLAND, GROVE CHURCH  
CALLED 4.25 ACRES  
VOLUME 111, PAGE 510

SUNSET RANCHETTES  
CABINET K, SLIDE 139

BROTHERS, THOMAS B JR  
12.03 ACRES  
DOC. NO. 2003012961

HOELSCHER, MEGAN  
2 ACRES  
DOC. NO. 2016120626

SUNSET RANCHETTES  
CABINET K, SLIDE 139

24.414 ACRES

14.207 ACRES

GROUP INVESTMENT  
HOLDINGS, LLC  
CALLED 4.873 ACRES  
DOC. NO. 2016122726

STATE HIGHWAY NO. 195  
Vol. 6, Pg. 361 (Civil Minutes of Williamson County)  
Doc. No. 2011022260

COUNTY ROAD 143  
DOC. No. 2010076395

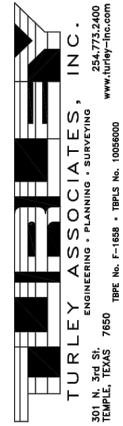
4.581 ACRES

Curve Table			
Curve #	Length	Radius	Chord
C1	35.64'	2934.79'	S59°09'54"W 35.64'
C2	217.76'	8235.11'	N59°04'57"W 217.75'

REZONING MAP FOR:  
**14.207 ACRES**

OUT OF AND A PART OF  
THE BURRELL EAVES SURVEY,  
ABSTRACT NO. 216

ETJ OF THE CITY OF GEORGETOWN  
WILLIAMSON COUNTY, TEXAS



REZONING MAP FOR:  
**14.207 ACRES**  
OUT OF AND A PART OF THE BURRELL EAVES SURVEY, ABSTRACT NO. 216  
ETJ OF THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

PREPARED FOR:  
10K INVESTMENTS

DATE	DESCRIPTION	DTFR
7/27	ACREAGES, SH 195	AMJ
	EXHIBIT LETTERING	

DRAFTSMAN: AMJ  
REF:

COMPUTER FILE NAME:  
20-446 ZONING3

JOB NUMBER:

20-446

DRAWING NUMBER:

20446-C

PAGE#  
**01**

**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

July 28, 2021

Surveyor's Field Notes for:

**14.207 ACRES OF LAND**, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 4.988 acres tract of land conveyed to Group Investments Holdings, LLC in Document No. 2016122726, Official Public Records of Williamson County, Texas and a portion of a called 140-4/5 acre "Third Tract", conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas (a 1/25 undivided interest, for a total of 6/25 interest, in said 140 4/5 acre tract conveyed to David J. Adkins, James N. Adkins, Jr. and Brian H. Adkins in Documents 2005041960 through 2005041965, of said Official Public Records), also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

**BEGINNING** at a point on the north line of State Highway 195, same being the south line of said 100 acre tract, for the southwest corner of this tract of land, from which the southwest corner of said 100 acre tract bears *N. 59° 50' 32" W., 549.46 feet*;

**THENCE** in a northerly direction, over and across said 100 acre tract, **N. 30° 09' 28" E., 420.00 feet**, to a point, for the northwest corner of this tract of land;

**THENCE** in an easterly direction, over and across said 100 acre tract and said 4.988 acre tract, **S. 59° 50' 32" E., 1642.46 feet**, to a point on a curve to the left on the northwest line of County Road 143, for the northeast corner of this tract of land;

**THENCE** in a southwesterly direction, with the northwest line of County Road 143, the following three (3) courses and distances:

- 1) **35.64 feet**, with said curve to the left, having a *radius of 2934.79 feet, a delta angle of 0° 41' 45"* and a *chord which bears S. 59° 09' 54" W., 35.64 feet*, to a point, for a corner of this tract of land,
- 2) **S. 68° 43' 44" W., 396.14 feet**, to a point at a cutback at State Highway 195, for a corner of this tract of land;
- 3) **N. 85° 59' 00" W., 186.13 feet**, with said cutback, to a point at the beginning of a curve to the left on the north margin of said State Highway Number 195, being a corner of said 4.988 acre tract, for a corner of this tract of land;

**THENCE** in a northwesterly direction, with the south line of said 4.988 acre tract and the occupied south line of said 100 acre tract, same being the north line of State Highway 195, the following two (2) courses and distances:

- 1) **217.76 feet**, with said curve to the left, having a *radius of 8235.11 feet, a delta angle of 01° 30' 54"* and a *chord which bears N. 59° 04' 57" W., 217.75 feet*, to a

point at the end of said curve to the left, for a corner of this tract of land, from which a broken TxDot monument found bears *N. 73° 42' 36" W., 0.70 feet*;

- 2) **N. 59° 50' 32" W., 993.37 feet**, to the **POINT OF BEGINNING** and containing 14.207 Acres of Land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. CCF=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

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**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

server/projects/pro190000/191000/191064/191064.2/Exhibit H-14.207 AC



Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

A handwritten signature in blue ink, appearing to read "Ch. C. Lucko", written over the printed name and registration information.

# EXHIBIT I

CC AGGREGATES LLC  
CALLED 414.674 AC.  
TRACT 1  
DOC. NO. 2017092999

STRICKLAND, GROVE CHURCH  
CALLED 4.25 ACRES  
VOLUME 111, PAGE 510

SUNSET RANCHETTES  
CABINET K, SLIDE 139

BROTHERS, THOMAS B JR  
12.03 ACRES  
DOC. NO. 2003012961

HOELSCHER, MICH  
2 ACRES  
DOC. NO. 2016120626

SUNSET RANCHETTES  
CABINET K, SLIDE 139

CRACHACHA LLC  
21.719 ACRES  
DOC. NO. 2020117135

ADKINS, J N & ET AL  
99.45 ACRES  
DOC. NO. 2005041960  
DOC. NO. 2005041965

N59°50'3"

GROUP INVESTMENT  
HOLDINGS, LLC  
4.873 ACRES  
CALLED 4.988 ACRES  
DOC. NO. 2016122726

STATE HIGHWAY NO. 195  
Vol. 6, Pg. 361 (Civil Minutes of Williamson County)  
Doc. No. 2011022260

C2  
4.581 ACRES  
COUNTY ROAD 143  
DOC. No. 2010076395

2.148 ACRES  
COUNTY R  
NO RECORD INF  
HOEL  
DOC.

2.148 ACRES

24.414 ACRES

12.467 ACRES

Curve Table			
Curve #	Length	Radius	Chord
C1	538.27'	800.00'	S40°34'01"E 528.17'
C2	311.64'	2934.79'	S62°33'16"W 311.49'

REZONING MAP FOR:  
**12.467 ACRES**  
OUT OF AND A PART OF  
THE BURRELL EAVES SURVEY,  
ABSTRACT NO. 216  
ETJ OF THE CITY OF GEORGETOWN  
WILLIAMSON COUNTY, TEXAS



**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING

301 N. 3rd St.  
TEMPLE, TEXAS 76701

TELEPHONE: F-1654 • FAX: No. 10054200  
254-773-2400  
[www.turley-inc.com](http://www.turley-inc.com)

REZONING MAP FOR:  
**12.467 ACRES**  
OUT OF AND A PART OF THE BURRELL EAVES SURVEY, ABSTRACT NO. 216  
ETJ OF THE CITY OF GEORGETOWN, WILLAMSON COUNTY, TEXAS

PREPARED FOR:  
10K INVESTMENTS

[illegible]

DRAFTSMAN:	DATE:
AMJ	6.29.2021
REF:	

COMPUTER FILE NAME:  
20-446 ZONING3

JOB NUMBER: 20-446

DRAWING NUMBER:  
20446-C

**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

July 28, 2021

Surveyor's Field Notes for:

**12.467 ACRES OF LAND**, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 4.988 acres tract of land conveyed to Group Investments Holdings, LLC in Document No. 2016122726, Official Public Records of Williamson County, Texas and a portion of a called 140-4/5 acre "Third Tract", conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas (a 1/25 undivided interest, for a total of 6/25 interest, in said 140 4/5 acre tract conveyed to David J. Adkins, James N. Adkins, Jr. and Brian H. Adkins in Documents 2005041960 through 2005041965, of said Official Public Records), also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

**BEGINNING** at a point on a curve to the left on the northwest line of County Road 143, for the most easterly corner of this tract of land, from which a 1/2" iron rod with "Forest RPLS 1847" cap found on the west margin of County Road Number 234, being on the north margin of County Road Number 143, being the most easterly, southeast corner of said 100 acre tract, bears *N. 73° 30' 33" E., 467.83 feet*;

**THENCE** in a southwesterly direction, with the said curve to the left on the north line of County Road 143, **311.64 feet**, having a *radius 2934.79 feet*, a *delta angle of 06° 05' 03"* and a *chord which bears S. 62° 33' 16" W., 311.49 feet*, to a point, for the most southerly corner of this tract of land;

**THENCE** in a northwesterly direction over and across said 100 acre tract and said 4.988 acre tract, **N. 59° 50' 32" W., 872.91 feet**, to a point, for the most westerly corner of this tract of land;

**THENCE** in a northerly direction, continuing over and across said 100 acre tract, **N. 30° 09' 28" E., 636.66 feet**, to a point, for the most northerly corner of this tract of land;

**THENCE** in a generally easterly direction, continuing over and across said 100 acre tract, the following three (3) courses and distances:

- 1) **S. 59° 50' 32" E., 291.14 feet**, to a point at the beginning of a curve to the right, for a corner of this tract of land;
- 2) **538.27 feet**, with said curve to the right, having a radius of 800.00, a delta angle of 38° 33' 02" and a chord which bears *S. 40° 34' 01" E., 528.17 feet*, to a point at the end of said curve to the right, for a corner of this tract of land;
- 3) **S. 21° 17' 30" E., 319.79 feet**, to the **POINT OF BEGINNING** and containing 12.467 Acres of Land.



This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. CCF=1.0001407553, scaled about control point #1, (N=10238653.77, E=3130912.46).

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

**Tx. Firm Lic. No. 10023600**

server/projects/pro190000/191000/191064/191064.2/Exhibit I-12.467 AC



Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 6748