

**FIELD NOTES FOR A 119.784 ACRE TRACT OF LAND:**

**BEING A 119.784 ACRE TRACT OF LAND**, LOCATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS; SAID 119.784 ACRE TRACT, BEING ALL OF THAT CALLED 111.36 ACRE TRACT OF LAND KNOWN AS "TRACT I", THE REMAINING PORTION OF THAT CALLED 7.3 ACRE TRACT OF LAND KNOWN AS "TRACT II", AND ALL OF THAT CALLED 2.12 ACRE TRACT OF LAND KNOWN AS "TRACT III", RECORDED IN VOLUME 512, PAGE 71, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 3.05 ACRE TRACT OF LAND RECORDED IN VOLUME 545, PAGE 392, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO JASPER N. SUDDUTH AND WIFE, IDA P. SUDDUTH IN INSTRUMENT RECORDED IN VOLUME 512, PAGE 71 AND BEING ALL OF THE SAME PROPERTY CONVEYED TO DONALD HOYLE AND WIFE, PATSY S. HOYLE IN INSTRUMENT RECORDED IN VOLUME 545, PAGE 392; SAID 119.784 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod located for the northwest corner of the remainder of said 7.3 acre tract, the northeast corner of that called 54.3 acre tract of land recorded in Document No. 2014088568, Official Public Records, Williamson County, Texas, being an angle point of that called 104.89 acre tract of land recorded in Document No. 2008016952, Official Public Records, Williamson County, Texas, said point being the northwest corner of the herein described tract of land;

Thence, with the northwest lines of the remainder of said 7.3 acre tract, said 2.12 acre tract, and said 111.36 acre tract, the southeast lines of said 104.89 acre tract, the following two (2) courses and distances:

1. **N 64° 22' 55" E**, a distance of **197.60'** (Record per Doc. No. 2008016952: N 65° 45' 36" E, a distance of 197.59'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
2. **N 68° 12' 57" E**, a distance of **1820.19'** (Record per Doc. No. 2008016952: N 69° 36' 19" E, a distance of 1820.51'), to a 1" square iron pipe located for an angle point of said 111.36 acre tract, being the southeast corner of said 104.89 acre tract, the southwest corner of that called 72.32 acre tract of land recorded in Volume 886, Page 335, Deed Records, Williamson County, Texas, said point being an angle point of the herein described tract of land;
3. **Thence**, with the northwest line of said 111.36 acre tract, the southeast line of said 72.32 acre tract, **N 70° 40' 37" E**, passing a 1" iron pipe located at a distance of 656.89', continuing a total distance of **659.38'** (Record: N 74° 10' 00" E, a distance of 658.61')(Record per Vol. 886, Pg. 335: N 72° 57' 00" E, a distance of 658.13')(Record per Doc. No. 2006017468: N 70° 39' 41" E, a

distance of 659.38'), to a 1/2" iron rod located in the northwest right-of-way line of Interstate Highway 35 Frontage Road as shown in Document No. 2006017468, Official Public Records, Williamson County, Texas, being the northeast corner of said 111.36 acre tract, said point being the northeast corner of the herein described tract of land;

4. **Thence**, with the northwest right-of-way line of Interstate Highway 35 Frontage Road, the southeast line of said 111.36 acre tract, **S 13° 56' 20" W**, passing a TxDOT concrete monument located at a distance of 543.58', a TxDOT concrete monument located at a distance of 1000.60', a TxDOT concrete monument located at a distance of 2001.10', continuing 100.54' for a total distance of **3645.82'** (Record per Doc. No. 2006017468: S 13° 56' 29" W, a distance of 3646.70'), to a calculated point in a power pole in the northwest right-of-way line of Interstate Highway 35 Frontage Road as shown in Document No. 2006017468, Official Public Records, Williamson County, Texas, being the southeast corner of said 111.36 acre tract, said point being the southeast corner of the herein described tract of land;
  
5. **Thence**, departing the northwest right-of-way line of Interstate Highway 35 frontage road, with the southeast lines of said 111.36 acre tract, said 2.12 acre tract, and the remainder of said 7.3 acre tract, the northwest line of that called 1.249 acre tract of land known as "Second Tract", recorded in Volume 1732, Page 249, Deed Records, Williamson County, Texas, **S 67° 42' 10" W**, passing a 3/8" iron rod located at a distance of 0.42' for the northeast corner of said 1.249 acre tract, a 1/2" iron rod located at a distance of 994.53' for the northwest corner of said 1.249 acre tract, continuing 56.01' for a total distance of **1050.96'** (Record per Vol. 1732, Pg. 249: S 71° 00' 00" W, a distance of 990.14'), to a calculated point in the center of Dry Berry Creek, being the southwest corner of the remainder of said 7.3 acre tract, the southeast corner of that called 45.00 acre tract of land recorded in Document No. 2004002927, Official Public Records, Williamson County, Texas, being in a northwest line of that called 71.997 acre tract of land recorded in Document No. 2008000666, Official Public Records, Williamson County, Texas, said point being the southwest corner of the herein described tract of land;

Thence, with the approximate center line of Dry Berry Creek, the following twelve (12) courses and distances:

6. **N 18° 43' 13" W**, a distance of **119.07'**, to a calculated point for an angle point of the herein described tract of land;

7. **N 08° 20' 24" W**, a distance of **77.91'**, to a calculated point for an angle point of the herein described tract of land;
8. **N 06° 15' 48" E**, a distance of **102.38'**, to a calculated point for an angle point of the herein described tract of land;
9. **N 16° 24' 06" E**, a distance of **224.02'**, to a calculated point for an angle point of the herein described tract of land;
10. **N 07° 44' 03" E**, a distance of **168.85'**, to a calculated point for an angle point of the herein described tract of land;
11. **N 07° 06' 33" W**, a distance of **204.47'**, to a calculated point for an angle point of the herein described tract of land;
12. **N 11° 33' 16" W**, a distance of **283.45'**, to a calculated point for an angle point of the herein described tract of land;
13. **N 13° 30' 25" W**, a distance of **113.69'**, to a calculated point for an angle point of the herein described tract of land;
14. **N 19° 16' 42" W**, a distance of **358.97'**, to a calculated point for an angle point of the herein described tract of land;
15. **N 21° 52' 20" W**, a distance of **91.57'**, to a calculated point for an angle point of the herein described tract of land;
16. **N 32° 08' 36" W**, a distance of **49.98'**, to a calculated point for an angle point of the herein described tract of land;
17. **N 42° 07' 33" W**, a distance of **44.61'**, to a calculated point in the center of Dry Berry Creek, being in a northwest line of the remainder of said 7.3 acre tract, a southeast line of said 54.3 acre tract, said point being an exterior corner of the herein described tract of land;
18. **Thence**, departing the center of Dry Berry Creek, with a northwest line of the remainder of said 7.3 acre tract, a southeast line of said 54.3 acre tract, **N 62° 51' 22" E**, passing a 1/2" iron rod located for reference at a distance of 30.81', continuing 52.06' for a total distance of **82.87'**, to a 1/2" iron rod located for an interior corner of the remainder of said 54.3 acre tract, the southeast corner of said 54.3 acre tract, said point being an interior corner of the herein described tract of land,

Thence, with the southwest lines of the remainder of said 7.3 acre tract, the northeast lines of said 54.3 acre tract, the following fourteen (14) courses and distances:

- 19. N 21° 45' 16" W**, a distance of **131.35'** (Record per Doc. No. 2014088568: N 20° 22' 13" W, a distance of 131.35'), to a 60D nail located for an angle point of the herein described tract of land;
- 20. N 20° 31' 05" W**, a distance of **60.86'** (Record per Doc. No. 2014088568: N 19° 06' 55" W, a distance of 60.76'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
- 21. N 30° 43' 16" W**, a distance of **11.06'** (Record per Doc. No. 2014088568: N 29° 19' 54" W, a distance of 11.05'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
- 22. N 22° 54' 40" W**, a distance of **104.20'** (Record per Doc. No. 2014088568: N 21° 31' 18" W, a distance of 104.14'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
- 23. N 18° 03' 10" W**, a distance of **130.05'** (Record per Doc. No. 2014088568: N 16° 43' 03" W, a distance of 130.08'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
- 24. N 23° 12' 32" W**, a distance of **100.95'** (Record per Doc. No. 2014088568: N 21° 53' 07" W, a distance of 101.09'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
- 25. N 20° 47' 10" W**, a distance of **180.56'** (Record per Doc. No. 2014088568: N 19° 26' 34" W, a distance of 180.48'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
- 26. N 22° 02' 53" W**, a distance of **104.75'** (Record per Doc. No. 2014088568: N 20° 35' 52" W, a distance of 104.99'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;

- 27. N 26° 22' 25" W**, a distance of **33.25'** (Record per Doc. No. 2014088568: N 24° 55' 24" W, a distance of 33.32'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
- 28. N 08° 48' 02" W**, a distance of **6.36'** (Record per Doc. No. 2014088568: N 07° 21' 01" W, a distance of 6.37'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
- 29. N 20° 14' 35" W**, a distance of **16.17'** (Record per Doc. No. 2014088568: N 18° 49' 16" W, a distance of 16.18'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
- 30. N 20° 03' 30" W**, a distance of **17.68'** (Record per Doc. No. 2014088568: N 18° 38' 11" W, a distance of 17.69'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
- 31. N 20° 06' 15" W**, a distance of **231.63'** (Record per Doc. No. 2014088568: N 18° 40' 56" W, a distance of 231.73'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
- 32. N 19° 32' 43" W**, a distance of **110.22'** (Record per Doc. No. 2014088568: N 18° 07' 24" W, a distance of 110.27'), to the **POINT OF BEGINNING** containing **119.784 acres** of land.

**Note:** The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.

**FIELD NOTES FOR A 104.884 ACRE TRACT OF LAND:**

**BEING A 104.884 ACRE TRACT OF LAND**, LOCATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS; SAID 104.884 ACRE TRACT, BEING ALL OF THAT CALLED 104.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020151834, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 104.884 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1" square iron pipe located for the easternmost corner of said 104.89 acre tract, the southernmost corner of that called 72.32 acre tract of land recorded in Volume 886, Page 335, Deed Records, Williamson County, Texas, being an angle point of that called 111.36 acre tract of land known as "Tract 1", recorded in Volume 512, Page 71, Deed Records, Williamson County, Texas, said point being the easternmost corner of the herein described tract of land;

Thence, with the southeast lines of said 104.89 acre tract, the northwest lines of said 111.36 acre tract, the following two (2) courses and distances:

1. **S 68° 12' 57" W**, a distance of **1820.19'** (Record: S 69° 36' 19" W, a distance of 1820.51'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
2. **S 64° 22' 55" W**, a distance of **197.60'** (Record: S 65° 45' 36" W, a distance of 197.59'), to a 1/2" iron rod located for an angle point of said 104.89 acre tract, the westernmost corner of said 111.36 acre tract, the northernmost corner of that called 54.3 acre tract of land recorded in Document No. 2014088568, Official Public Records, Williamson County, Texas, said point being an angle point of the herein described tract of land;

Thence, with the southeast lines of said 104.89 acre tract, the northwest lines of said 54.3 acre tract, the following two (2) courses and distances:

3. **S 69° 29' 55" W**, a distance of **320.10'** (Record: S 70° 51' 03" W, a distance of 319.99'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
4. **S 69° 03' 58" W**, a distance of **499.96'** (Record: S 70° 29' 45" W, a distance of 500.56'), to a 1/2" iron rod located for the southernmost corner of said 104.89 acre tract, the easternmost corner of that called 33.63 acre tract of land recorded in Document No. 2004079454, Official Public Records, Williamson County, Texas, being an angle point of said 54.3 acre tract, said point being the southernmost corner of the herein described tract of land;
5. **Thence**, with the southwest line of said 104.89 acre tract, the northeast line of said 33.63 acre tract, **N 21° 34' 01" W**, a distance of **1625.97'** (Record: N 20° 09' 53" W, a distance of 1624.84'), to a 1/2" iron rod located for the westernmost corner of said 104.89 acre tract, the northernmost corner of said 33.63 acre tract, being in a southeast line of that called 284.03 acre tract of land recorded in Volume 656, Page 620, Deed Records, Williamson County, Texas, said point being the westernmost corner of the herein described tract of land;
6. **Thence**, with a northwest line of said 104.89 acre tract, the southeast line of said 284.03 acre tract, **N 69° 02' 47" E**, a distance of **1795.12'** (Record: N 70° 23' 23" E, a distance of 1795.28'), to a 1/2" iron rod located for an angle point of said 104.89 acre tract, an angle point of said 284.03 acre tract, an angle point of said 72.32 acre tract, said point being an angle point of the herein described tract of land;

Thence, with the common boundary lines of said 104.89 acre tract and said 72.32 acre tract, the following three (3) courses and distances:

7. **N 69° 38' 42" E**, a distance of **1053.77'** (Record: N 71° 03' 05" E, a distance of 1053.79'), to a 1" square iron pipe located for the northernmost corner of the herein described tract of land;

8. **S 21° 18' 14" E**, a distance of **554.64'** (Record: S 19° 54' 18" E, a distance of 554.70'), to a 3/8" iron rod located for an angle point of the herein described tract of land;

**S 21° 04' 34" E**, a distance of **1020.48'** (Record: S 19° 42' 15" E, a distance 1020.54') to the **POINT OF BEGINNING** containing **104.884 acres** of land