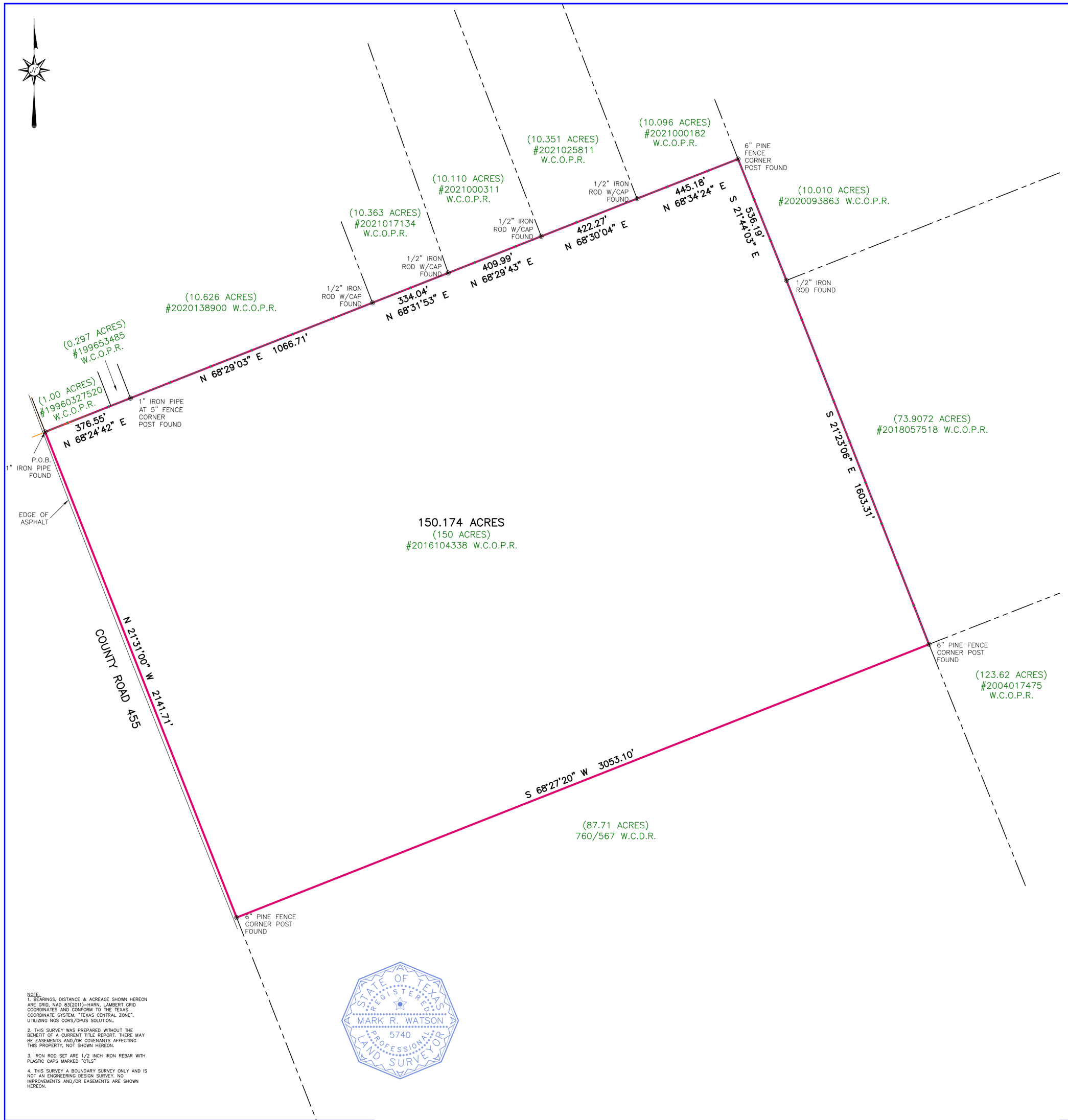

LEGAL DESCRIPTION: BEING 150.174 ACRES OF LAND OUT OF THE R. E. BOOTH SURVEY, ABSTRACT NO. 102 IN WILLIAMSON COUNTY, TEXAS AND BEING THAT CERTAIN 150 ACRE TRACT DESCRIBED DOC. #2016104338 OF THE OFFICIAL PUBLIC RECORDS OF SAID WILLIAMSON COUNTY, TEXAS; SAID 150.174 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN AUGUST 2021:

BEGINNING AT A 1" IRON PIPE FOUND IN THE NORTHEAST LINE OF COUNTY ROAD 455 FOR THE SOUTH CORNER OF THAT CERTAIN 1.00 ACRE TRACT DESCRIBED IN DOC. #19960327520 OF SAID OFFICIAL PUBLIC RECORDS AND THE WEST CORNER HEREOF;

THENCE NORTH 68°24'42" EAST A DISTANCE OF 376.55 FEET ALONG THE SOUTHEAST LINE OF SAID 1.00 ACRE TRACT AND THAT CERTAIN 0.297 ACRE TRACT DESCRIBED IN DOC. #199653485 OF SAID OFFICIAL PUBLIC RECORDS TO A 1" IRON PIPE AT A FENCE CORNER POST FOUND FOR THE EAST CORNER OF SAID 0.297 ACRE TRACT AND THE SOUTH CORNER OF THAT CERTAIN 10.626 ACRE TRACT DESCRIBED IN DOC. #2020138900 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 68°29'03" EAST A DISTANCE OF 1066.71 FEET ALONG THE SOUTHEAST LINE OF SAID 10.626 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND FOR THE EAST CORNER OF SAID 10.626 ACRE TRACT AND THE SOUTH CORNER OF THAT CERTAIN 10.363 ACRE TRACT DESCRIBED IN DOC. #2021017134 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 68°31'53" EAST A DISTANCE OF 334.04 FEET ALONG THE SOUTHEAST LINE OF SAID 10.363 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND FOR THE EAST CORNER OF SAID 10.363 ACRE TRACT AND THE SOUTH CORNER OF THAT CERTAIN 10.110 ACRE TRACT DESCRIBED IN DOC. #2021000311 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 68°29'43" EAST A DISTANCE OF 409.99 FEET ALONG THE SOUTHEAST LINE OF SAID 10.110 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND FOR THE EAST CORNER OF SAID 10.110 ACRE TRACT AND THE SOUTH CORNER OF THAT CERTAIN 10.351 ACRE TRACT DESCRIBED IN DOC. #2021025811 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 68°30'04" EAST A DISTANCE OF 422.27 FEET ALONG THE SOUTHEAST LINE OF SAID 10.351 ACRE TRACT TO A ½" IRON ROD WITH CAP FOUND FOR THE EAST CORNER OF SAID 10.351 ACRE TRACT AND THE SOUTH CORNER OF THAT CERTAIN 10.096 ACRE TRACT DESCRIBED IN DOC. #2021000182OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 68°34'24" EAST A DISTANCE OF 445.18 FEET ALONG THE SOUTHEAST LINE OF SAID 10.096 ACRE TRACT TO A 6" PINE FENCE CORNER POST FOUND IN THE SOUTHWEST LINE OF THAT CERTAIN 10.010 ACRE TRACT DESCRIBED IN DOC. #2020093863 OF SAID OFFICIAL PUBLIC RECORDS FOR THE EAST CORNER OF SAID 10.096 ACRE TRACT AND THE NORTH CORNER HEREOF;

THENCE SOUTH 21°44'03" EAST A DISTANCE OF 536.19 FEET ALONG THE SOUTHWEST LINE OF SAID 10.010 ACRE TRACT TO A ½" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 10.010 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN 73.9072 ACRE TRACT DESCRIBED IN DOC. #2018057518 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 21°23'06" EAST A DISTANCE OF 1603.31 FEET ALONG THE SOUTHWEST LINE OF SAID 73.9072 ACRE TRACT TO A 6" PINE FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 73.9072 ACRE TRACT, THE WEST CORNER OF THAT CERTAIN 123.62 ACRE TRACT DESCRIBED IN DOC. #2004017475 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTH CORNER OF THAT CERTAIN 87.71 ACRE TRACT DESCRIBED IN VOLUME 760, PAGE 567 OF THE DEED RECORDS OF SAID WILLIAMSON COUNTY, TEXAS AND THE EAST CORNER HEREOF;

THENCE SOUTH 68°27'20" WEST A DISTANCE OF 3053.10 FEET ALONG THE NORTHWEST LINE OF SAID 87.71 ACRE TRACT TO A 6" PINE FENCE CORNER POST FOUND IN THE NORTHEAST LINE OF SAID COUNTY ROAD 455 FOR THE WEST CORNER OF SAID 87.71 ACRE TRACT AND THE SOUTH CORNER HEREOF;

THENCE NORTH 21°31'00" WEST A DISTANCE OF 2141.71 FEET ALONG THE NORTHEAST LINE OF SAID COUNTY ROAD 455 TO THE **POINT OF BEGINNING** CONTAINING 150.174 ACRES MORE OR LESS, AND AS SHOWN HEREON.

NOTE:
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

4. THIS SURVEY A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.

CTLS
Cross Texas Land Services, Inc
2938 WESTLAKE COVE · AUSTIN, TEXAS 78746
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

MARK R. WATSON RPLS#5740 — DATE: 8-25-2021

0' 300' 600' 900'

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED OIL/GAS PIPELINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- FENCE
- ROAD
- WATERLINE
- RAILROAD TRACK
- POINT
- MONUMENT FOUND
- MONUMENT SET
- A/C UNIT
- UTILITY POLE/RISER
- LIGHTPOST
- MAILBOX
- CLEAN OUT
- FIRE HYDRANT
- TELEPHONE/CABLE PEDESTAL
- GAS METER
- MANHOLE
- ELECTRIC BOX/METER
- BENCH MARK
- FLAG POLE
- SIGN
- DRAINAGE STRUCTURE
- GAS VALVE
- WATER METER
- WATER WELL
- WATER VALVE
- SEWER VALVE
- CARVED "X" IN CONCRETE

W.C.D.R. – WILLIAMSON COUNTY DEED RECORDS
W.C.O.P.R. – WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
P.U.E. – PUBLIC UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL

REFERENCE: SUSAN JONES, ET AL.
TYPE OF SURVEY – BOUNDARY
LEGAL DESCRIPTION:
150.174 ACRES OF LAND OUT OF THE R. E. BOOTH SURVEY, ABSTRACT NO. 102 IN WILLIAMSON COUNTY, TEXAS.

JOB NO. 21-50101
DRAWN BY: MRW