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TBPELS Firm No. 10194487

15.071 ACRES

WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 15.071 ACRES (APPROXIMATELY 656,496 SQ. FT.) IN THE WILLIAM HAMILTON SURVEY NO. 296 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 23.72 ACRE TRACT CONVEYED TO ATV CR 284, LLC IN A GENERAL WARRANTY DEED DATED APRIL 21, 2022 AND RECORDED IN DOCUMENT NO. 2022050342 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 15.071 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with an illegible cap found in the northwest right-of-way line of County Road 284 (right-of-way width varies), being the southwest corner of the said 23.72 acre tract, being also the southeast corner of a 9.970 acre tract described in Document No. 2014098630 of the Official Public Records of Williamson County, Texas, from which a cotton spindle in concrete found for an angle point in the northwest right-of-way line of County Road 284, being in the southeast line of the said 9.970 acre tract, bears South 69°00'10" West, a distance of 347.15 feet;

THENCE with the common line of the said 23.72 acre tract and the said 9.970 acre tract, the following courses and distances:

1. North 03°06'36" West, a distance of 1094.80 feet to a 1/2 rebar with "RPLS 4452" cap found for a corner;
2. South 86°59'04" West, a distance of 374.90 feet to a 1/2" rebar found for the northwest corner of the said 9.970 acre tract, being the northeast corner of an 11.00 acre tract described in Document No. 1995024545 of the Official Public Records of Williamson County, Texas;

THENCE South 86°50'01" West, with a south line of the said 23.72 acre tract and the north line of the said 11.00 acre tract, a distance of 702.17 feet to a 1/2" rebar found for a southwest corner of the said 23.72 acre tract, being the northwest corner of the said 11.00 acre tract, being also in the east line of a 133.00 acre tract described in Document No. 2022138565 of the Official Public Records of Williamson County, Texas;

THENCE with the west line of the said 23.72 acre tract and the east line of the said 133.00 acre tract, the following courses and distances:

1. North 03°00'40" West, a distance of 102.30 feet to a 1/2" rebar found;
2. North 02°09'59" West, a distance of 651.54 feet to a 1/2" rebar found;
3. North 03°40'23" West, a distance of 170.48 feet to a 1/2" rebar found;
4. North 07°13'19" West, a distance of 84.16 feet to a 1/2" rebar found;

THENCE crossing the said 23.72 acre tract, the following courses and distances:

1. North 86°53'09" East, a distance of 386.46 feet to a 1/2" rebar with "Early Boundary" cap set;
2. South 03°06'51" East, a distance of 391.04 feet to a 1/2" rebar with "Early Boundary" cap set;
3. North 86°53'09" East, a distance of 315.00 feet to a 1/2" rebar with "Early Boundary" cap set in the east line of the said 23.72 acre tract, being in the west line of an 11.5766 acre tract described in Document No. 2015095406 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "RPLS 4046" cap found in the east line of the said 23.72 acre tract, being the northwest corner of the said 11.5766 acre tract, being also a southwest corner of a 25.00 acre tract described in Document No. 2022080237 of the Official Public Records of Williamson County, Texas, bears North 03°06'51" West, a distance of 377.73 feet;

THENCE with the common line of the said 23.72 acre tract and the said 11.5766 acre tract, the following courses and distances:

1. South 03°06'51" East, a distance of 567.12 feet to a 1/2" rebar with an illegible cap found for a corner;
2. North 86°54'21" East, a distance of 422.46 feet to a 1/2" rebar with an illegible cap found for a corner;
3. South 03°05'57" East, a distance of 1128.46 feet to a 1/2" rebar with an illegible cap found in the northwest right-of-way line of County Road 284, being the southeast corner of the said 23.72 acre tract, being also the southwest corner of the said 11.5766 acre tract, from which a 1/2" rebar with "RPLS 4046" cap found in the northwest right-of-way line of County Road 284, being the southeast corner of the said 11.5766 acre tract, being also the southwest corner of the said 25.00 acre tract, bears North 68°56'24" East, a distance of 52.47 feet;

THENCE South 68°53'54" West, with the northwest right-of-way line of County Road 284 and the southeast line of the said 23.72 acre tract, a distance of 52.47 feet to the **POINT OF BEGINNING**, containing 15.071 acres of land, more or less.

Surveyed on the ground on June 9, 2025.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1238-001-15.071 ACRES



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

6/9/2025

Date

