

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
1002 Ash St.
Georgetown, TX, 78626

DESCRIPTION FOR: Joseph Glen Parker Rice,

Tract 1 - 10.419 Acres

BEING 10.419 acres of land, situated in the William Connell Survey, Abstract No. 132, in Williamson County, Texas and the William Connell Survey, Abstract No. 232, in Bell County, Texas, said 10.419 acres being a portion out of a 17.919 acre tract, of record to Joseph Glen Parker Rice, Exhibit A, Document No. 2022082910, Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in May of 2024 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" capped iron pin found (steel pin), marked "RPLS 1847", at the Northwest corner of said 17.919 acre tract, same being the Northeast corner of a 18.00 acre tract, of record to James B. Exley & Elizabeth Exley, Co-Trustees of the Exley Family Trust, Exhibit A, Document No. 2011038237, (OPRWCT), said point being a point in the South boundary line of a 114.844 acre tract, of record to Highten Jarrell 115, LLC, Exhibit A, Document No. 2021148258, (OPRWCT), for the Northwest corner hereof, from which a ½" iron pin found, at the Northwest corner of said 18.00 acre tract, bears: S 69°20'34" W, 254.18 feet and S 69°42'21" W, 203.98 feet,

THENCE, with the common boundary line of said 17.919 acre tract and said 114.844 acre tract, along or near a fence, the following two (2) courses and distances:

1. N 69°05'40" E, 49.91 feet, to a ½" iron pin found, said point being a point in the Williamson County line and the Bell County line, said point being a point in the common Survey line of said William Connell Survey, Abstract No. 132 and said William Connell Survey, Abstract No. 232,
2. N 69°29'52" E, 399.84 feet, to a ½" iron pin found, at the Northeast corner of said 17.919 acre tract, same being the Northwest corner of a 124.76 acre tract, of record to Schwertner Farms, Inc., Exhibit A, Document No. 2019001895 (OPRWCT), for the Northeast corner hereof,

THENCE, with the common boundary line of said 17.919 acre tract and said 124.76 acre tract, along or near a fence, S 21°57'16" E, passing at 397.02 feet, a ½" capped iron pin found, marked "RPLS 1847", S 68°02'44" W, 0.22 feet, at the common Survey line of said William Connell Survey, Abstract No. 132 and said William Connell Survey, Abstract No. 232, and said County lines, and leaving the Bell County line and entering Williamson County, in all a total distance of 784.26 feet, to a ½" capped iron pin set, marked "RPLS 1847", for the Southeast corner hereof, from which a ½" capped iron pin found, marked "TLS", bears: S 21°57'16" E, 665.63 feet,

THENCE, over and across said 17.919 acre tract, the following three (3) courses and distances:

1. S 68°02'44" W, 148.76 feet, to a ½" capped iron pin set, marked "RPLS 1847", said point being the Northwest corner of said 3.500 acre tract, for an angle point hereof,
2. S 15°15'27" E, 349.01 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
3. S 27°06'49" E, 574.07 feet, to a ½" capped iron pin set, marked "RPLS 1847", said point being a point in the North Right-of-Way line of County Road 304, said point being a point in the South boundary line of said 17.919 acre tract, for the most easterly South corner hereof, from which a ½" iron pin found, at the Southeast corner of said 17.919 acre tract, bears: N 69°07'37" E, 138.63 feet,

THENCE, with the North Right-of-Way line of County Road 304, and the South boundary line of said 17.919 acre tract, S 69°07'37" W, 60.36 feet, to a ½" capped iron pin set, marked "RPLS 1847", for the most westerly South corner hereof, from which a ½" iron pin found, bears: S 69°07'37" W, 216.23 feet,

THENCE, departing said Right-of-Way line, over and across said 17.919 acre tract, the following three (3) courses and distances:

1. N 27°06'49" W, 573.74 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
2. N 15°15'27" W, 176.10 feet, to a ½" capped iron pin set, marked "RPLS 1847", said point being the Northeast corner of said 3.999 acre tract, for an angle point hereof,

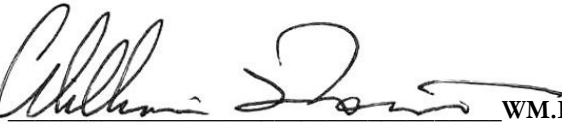
- 3. S 68°33'36" W, 229.03 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", said point being a point in the West boundary line of said 17.919 acre tract, same being the East boundary line of said 18.00 acre tract, for the Southwest corner hereof, from which a 1/2" capped iron pin found, marked "RPLS 1847", at the Southwest corner of said 17.919 acre tract, bears: S 21°26'24" E, 744.03 feet,

THENCE, with the common boundary line of said 17.919 acre tract and said 18.00 acre tract, along or near a fence, N 21°26'24" W, passing at 394.90 feet, a 1/2" capped iron pin found, marked "RPLS 1847", in all a total distance of 964.20 feet, to the POINT OF BEGINNING, and containing 10.419 acres, more or less.

STATE OF TEXAS :
 :
 COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS;
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I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property has access to a public roadway, as shown hereon. This Metes and Bounds Survey map is accompanied by a Survey map attached hereto.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 3rd day of June 2024, A.D. File: 835 CR 304 Tract 1.docx

 WM.F. FOREST JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

