

FIELD NOTES

JOB NO. 250406-00
DATE: MAY 29, 2025
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EXHIBIT " _____ "

1.000 ACRES

1.000 ACRES OUT OF THE NATHANIAL MOORE LEAGUE, ABSTRACT No. 410, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT CONVEYED TO JOHN W. SCHULLER AND DESCRIBED AS 12.03 ACRES IN A WARRANTY DEED RECORDED AS DOCUMENT No. 2014018376, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND ON THIS, THE 21st DAY OF MAY, 2025 BY TEXAS LAND SURVEYING, INC., AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod with an illegible plastic cap found on the north right-of-way margin of Farm to Market Road 487 being in the south line of said 12.03 acre tract for an angle point in the south line of that tract conveyed to Cooper Stone LLC, described as 11.03 acres in a Warranty Deed with Vendor's Lien recorded as Document No. 2017022484, said official public records, being the southwest corner of the remainder of said 12.03 acre tract, and this tract, from which a concrete right-of-way monument found bears S 66°11'31" W, 18.47 feet;

THENCE: along the south line of said 11.03 acre tract being the west, north, and east lines of the remainder of said 12.03 acre tract and this tract the following five (5) courses:

1. **N 19°26'22" W, 182.36 feet** to a 1/2" iron rod with plastic cap stamped "Forest 1487" found,
2. **S 70°42'15" W, 20.48 feet** to a 1/2" iron rod with plastic cap stamped "Forest 1487" found,
3. **N 20°40'43" W, 83.04 feet** to a 1/2" iron rod found for the northwest corner of the remainder of said 12.03 acre tract and this tract,
4. **N 68°58'34" E, 181.88 feet** to a 1/2" iron rod with plastic cap stamped "Forest 1487" found for the northeast corner of the remainder of said 12.03 acre tract and this tract,
5. **S 19°28'37" E, 257.40 feet** to a 1/2" iron rod with an illegible plastic cap found on the north margin of said Farm to Market Road and the south line if said 12.03 acre tract, for the southeast corner of the remainder of said 12.03 acre tract and this tract, from which a 1/2" iron rod found bears N 65°46'51" E, 135.76 feet;

THENCE: **S 65°53'13" W, 160.24 feet** along the north margin of said Farm to Market Road and the south line of said 12.03 acre tract to the Point of Beginning and containing 1.000 acres of land more or less.

Bearings cited herein based on: Texas State Plane Coordinate System, Grid North, Central Zone, (4203) NAD 83. A survey plat of even date was prepared and is intended to accompany the herein described tract of land. This Field Note description may not be used in violation of State of Texas Local Government Code, Chapter 212 or 232, Regulations of Subdivisions. Unless this Field Note description, including preamble, seal and signature, appears in its entirety, and original form, this surveyor assumes no responsibility or liability for its accuracy. Texas land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this Field Note description.



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