

METES AND BOUNDS DESCRIPTION

FOR A 232.123 ACRE TRACT OF LAND SITUATED IN THE JACOB RINEHARD SURVEY, ABSTRACT NO. 538, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 28.771 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 206.307 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 232.123 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "TLS" monumenting the northeast corner of said 28.771 acre 05 Ranch Investments, LLC tract and the northwest corner of the called 24.941 acre tract of land (south portion) conveyed to Hardi Family, Ltd., recorded in Document No. 2004023989 of the Official Public Records of Williamson County, Texas, same being on the south right-of-way line of County Road 454 (variable width right-of-way, for the most northerly northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2" iron rod found monumenting the northeast corner of said 24.941 acre Hardi Family, Ltd. tract and the northeast corner of the called 5.00 acre tract of land conveyed to Maria Teresa Calderon an Agustin Calderon, recorded in Document No. 2019057757 of the Official Public Records of Williamson County, Texas, same being on said south right-of-way line of County Road 454, bears S 86°54'41" E for a distance of 1607.37 feet;

THENCE, **S 07°48'55" W** with the east boundary line of said 28.771 acre 05 Ranch Investments, LLC tract and the west boundary line of said 24.941 acre Hardi Family, Ltd. tract for a distance of **615.40 feet** to a 1/2" iron rod found bent monumenting the southwest corner of said 24.941 acre Hardi Family, Ltd. tract and the most northerly northwest corner of said 206.307 acre 05 Ranch Investments, LLC tract, from which a 1/2" iron rod found bent monumenting the southeast corner of said 28.771 acre 05 Ranch Investments, LLC tract, same being an interior ell corner of said 206.307 acre 05 Ranch Investments, LLC, bears S 07°38'19" W for a distance of 723.12 feet;

THENCE, **S 82°21'48" E** with the north boundary line of said 206.307 acre 05 Ranch Investments, LLC tract and the south boundary line of said 24.941 acre Hardi Family, Ltd. tract for a distance of **1610.96 feet** to a 1/2" iron rod found leaning monumenting the northeast corner of said 206.307 acre 05 Ranch Investments, LLC tract and the southeast corner of said 24.941 acre Hardi Family, Ltd. tract, same being on the west boundary line of said 5.00 acre Calderon tract, from which the aforementioned 1/2" iron rod found monumenting the northeast corner of said 24.941 acre Hardi Family, Ltd. tract and the northeast corner of the said 5.00 acre Calderon tract same being on said south right-of-way line of County Road 454, bears N 07°07'04" E for a distance of 742.89 feet;

THENCE, **S 06°22'27" W** with the east boundary line of said 206.307 acre 05 Ranch Investments, LLC tract and the west boundary line of said 5.00 acre Calderon tract for a distance of **195.63 feet** to an iron rod found with cap marked "TLS" monumenting the southwest corner of said 5.00 acre Calderon tract and the northwest corner of the called 6.41 acre tract of land conveyed to Manuel Luna and Tracy Luna, recorded in Document No. 2002039025 of the Official Public Records of Williamson County, Texas;

THENCE, **S 06°24'43" W** with said east boundary line of the 206.307 acre 05 Ranch Investments, LLC tract and the west boundary line of said 6.41 acre Luna tract for a distance of **1103.41 feet** to a 1/2" iron rod found monumenting the southwest corner of said 6.41 acre Luna tract and an exterior ell corner of the called 11.410 acre tract of land conveyed to Albert Wayne Macik, recorded in Document No. 2019052307 of the Official Public Records of Williamson County, Texas, from which a 1/2" iron rod found monumenting the southeast corner of said 6.41 acre Luna tract and an interior ell corner of said 11.410 acre Macik tract, bears S 86°37'43" E for a distance of 263.93 feet;

THENCE, **S 06°24'39" W** with said east boundary line of the 206.307 acre 05 Ranch Investments, LLC tract and the west boundary line of said 11.410 acre Macik tract, passing at a distance of 1084.10 feet to a 1/2" iron rod found, in all a total distance of **1227.31 feet** to a calculated point in the approximate center of Brushy Creek, on the southeast corner of said 206.307 acre 05 Ranch Investments, LLC tract and the southwest corner of said 11.410 acre Macik tract, same being on the north boundary line of the called 55.00 acre tract of land (Tract One) conveyed to Alfred Lee Patschke and wife, Loretta Ann Patschke, recorded in Volume 816, Page 47 of the Deed Records of Williamson County, Texas, for the southeast corner hereof;

THENCE, with the south boundary line of said 206.307 acre 05 Ranch Investments, LLC tract, the north boundary line of said 55.00 acre Patschke tract, the north boundary line of the called 75 acre tract of land conveyed to Calvin J. Ging and wife, Delphine C. Ging, recorded in Volume 474, Page 138 of the Deed Records of Williamson County, Texas, the north boundary line of the called 7.6 acre tract of land conveyed to Calvin J. Ging, recorded in Volume 824, Page 279 of the Deed Records of Williamson County, Texas and said approximate center of Brushy Creek, the following forty (40) courses and distances:

1. **S 76°33'22" W** for a distance of **266.47 feet** to a calculated point;
2. **S 43°50'09" W** for a distance of **107.55 feet** to a calculated point;
3. **N 85°07'31" W** for a distance of **75.69 feet** to a calculated point;
4. **N 41°01'34" W** for a distance of **138.25 feet** to a calculated point;
5. **N 32°41'26" W** for a distance of **125.98 feet** to a calculated point;
6. **N 61°30'30" W** for a distance of **174.14 feet** to a calculated point;
7. **S 89°11'15" W** for a distance of **42.80 feet** to a calculated point;
8. **S 78°37'06" W** for a distance of **32.16 feet** to a calculated point;
9. **S 38°49'09" W** for a distance of **43.73 feet** to a calculated point;
10. **S 38°24'34" E** for a distance of **168.33 feet** to a calculated point;

11. **S 26°58'14" E** for a distance of **27.24 feet** to a calculated point;
12. **S 11°02'30" E** for a distance of **45.37 feet** to a calculated point;
13. **S 07°23'51" W** for a distance of **115.26 feet** to a calculated point;
14. **S 43°13'16" W** for a distance of **254.00 feet** to a calculated point;
15. **S 63°39'37" W** for a distance of **160.84 feet** to a calculated point;
16. **S 69°14'06" W** for a distance of **227.43 feet** to a calculated point;
17. **S 46°47'39" W** for a distance of **92.40 feet** to a calculated point;
18. **S 08°36'53" W** for a distance of **116.76 feet** to a calculated point;
19. **S 40°42'14" W** for a distance of **66.18 feet** to a calculated point;
20. **S 58°00'09" W** for a distance of **22.84 feet** to a calculated point;
21. **S 81°25'54" W** for a distance of **111.55 feet** to a calculated point;
22. **S 65°07'11" W** for a distance of **96.33 feet** to a calculated point;
23. **S 50°28'15" W** for a distance of **76.33 feet** to a calculated point;
24. **S 76°50'22" W** for a distance of **31.80 feet** to a calculated point;
25. **N 62°19'59" W** for a distance of **129.99 feet** to a calculated point;
26. **N 46°33'37" W** for a distance of **44.10 feet** to a calculated point;
27. **N 41°14'04" W** for a distance of **52.45 feet** to a calculated point;
28. **N 16°24'18" W** for a distance of **185.60 feet** to a calculated point;
29. **N 37°40'51" W** for a distance of **37.62 feet** to a calculated point;
30. **N 78°55'23" W** for a distance of **71.57 feet** to a calculated point;
31. **S 68°39'10" W** for a distance of **52.94 feet** to a calculated point;
32. **S 55°05'36" W** for a distance of **38.74 feet** to a calculated point;
33. **S 31°24'06" W** for a distance of **63.62 feet** to a calculated point;
34. **S 03°33'12" W** for a distance of **67.20 feet** to a calculated point;
35. **S 17°17'15" E** for a distance of **230.62 feet** to a calculated point;
36. **S 08°27'00" E** for a distance of **142.86 feet** to a calculated point;
37. **S 05°37'48" W** for a distance of **212.07 feet** to a calculated point;
38. **S 37°49'45" W** for a distance of **204.41 feet** to a calculated point;
39. **S 70°02'37" W** for a distance of **142.19 feet** to a calculated point;
40. **S 86°51'10" W** for a distance of **74.41 feet** to a calculated point, for the southwest corner hereof;

THENCE, **N 35°18'24" W** through the interior of said 206.307 acre 05 Ranch Investments, LLC tract for a distance of **1086.79 feet** to a calculated point on the west boundary line of said 206.307 acre 05 Ranch Investments, LLC tract and the east boundary line of the called 41.58 acre tract of land conveyed to Tami Stone, recorded in Volume 2140, Page 781 of the Official Records of Williamson County, Texas, from which an iron rod found with cap marked "Diamond Surveying" monumenting the most westerly southwest corner of said 206.307 acre 05 Ranch Investments, LLC tract and the south corner of said 41.58

acre Stone tract, same being on the easterly right-of-way line of State Highway 95, bears S 07°26'29" W for a distance of 443.45 feet;

THENCE, with said west boundary line of the 206.307 acre 05 Ranch Investments, LLC tract and the east boundary line of said 41.58 acre Stone tract, the following four (4) courses and distances:

1. **N 07°26'29" E** for a distance of **437.42 feet** to a 5/8" iron rod found;
2. **N 07°07'59" E** for a distance of **336.41 feet** to a 1/2" iron rod found;
3. **N 08°04'35" E** for a distance of **878.21 feet** to a 5/8" iron rod found leaning;
4. **N 07°30'49" E** for a distance of **277.86 feet** to a 1/2" iron rod found monumenting the northeast corner of said 41.58 acre Stone tract and the southeast corner of the called 52.00 acre tract of land conveyed to Andrew W. Houser, Kay Ann Bale and Christi L. Mowery, recorded in Document No. 2021172285 of the Official Public Records of Williamson County, Texas;

THENCE, **N 07°24'14" E** with said west boundary line of the 206.307 acre 05 Ranch Investments, LLC tract and the east boundary line of said 52.00 acre Houser tract for a distance of **865.69 feet** to a 1/2" iron rod found monumenting the southwest corner of Lot 1, Enterprise Coupland Site Expansion, a subdivision recorded in Document No. 2019093727 of the Official Public Records of Williamson County, Texas, and the most westerly northwest corner of said 206.307 acre 05 Ranch Investments, LLC tract;

THENCE, **S 82°22'45" E** with the south boundary line of said Lot 1, Enterprise Coupland Site Expansion, common with said 206.307 acre 05 Ranch Investments, LLC tract for a distance of **361.61 feet** to an iron rod found with cap marked "MPH" monumenting the southeast corner of said Lot 1, Enterprise Coupland Site Expansion and the southwest corner of said 28.771 acre 05 Ranch Investments, LLC tract, from which the aforementioned 1/2" iron rod found bent monumenting the southeast corner of said 28.771 acre 05 Ranch Investments, LLC tract and an interior ell corner of said 206.307 acre 05 Ranch Investments, LLC tract, bears S 82°22'19" E for a distance of 884.87 feet;

THENCE, **N 07°31'51" E** with the east boundary line of said Lot 1, Enterprise Coupland Site Expansion and the west boundary line of said 28.771 acre 05 Ranch Investments, LLC tract for a distance of **575.26 feet** to a 1/2" iron rod found monumenting the northeast corner of said Lot 1, Enterprise Coupland Site Expansion and the southeast corner of Lot 1, Coupland Pump Station Site, a subdivision recorded in Cabinet J, Slide 384 of the Plat Records of Williamson County, Texas;

THENCE, with the east boundary line of said Lot 1, Coupland Pump Station Site and said west boundary line of the 28.771 acre 05 Ranch Investments, LLC tract, the following four (4) courses and distances:

1. **N 21°05'51" E** for a distance of **249.95 feet** to an iron rod found with cap marked "TLS";
2. **N 68°53'17" W** for a distance of **401.20 feet** to an iron rod found with cap marked "TLS";
3. **N 07°27'27" E** for a distance of **156.47 feet** to a 1/2" iron rod found leaning;
4. **N 06°37'15" E** for a distance of **137.47 feet** to a PK nail found monumenting the northeast corner of said Lot 1, Coupland Pump Station Site and the northwest corner of said 28.771 acre 05 Ranch Investments, LLC tract, same being on said south right-of-way line of County Road 454, for the northwest corner hereof;

THENCE, **S 88°33'59" E** with the north boundary line of said 28.771 acre 05 Ranch Investments, LLC tract and said south right-of-way line of County Road 454 for a distance of **1229.97 feet** to the **POINT OF BEGINNING** hereof and containing 232.123 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OF RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NUMBER 10006900



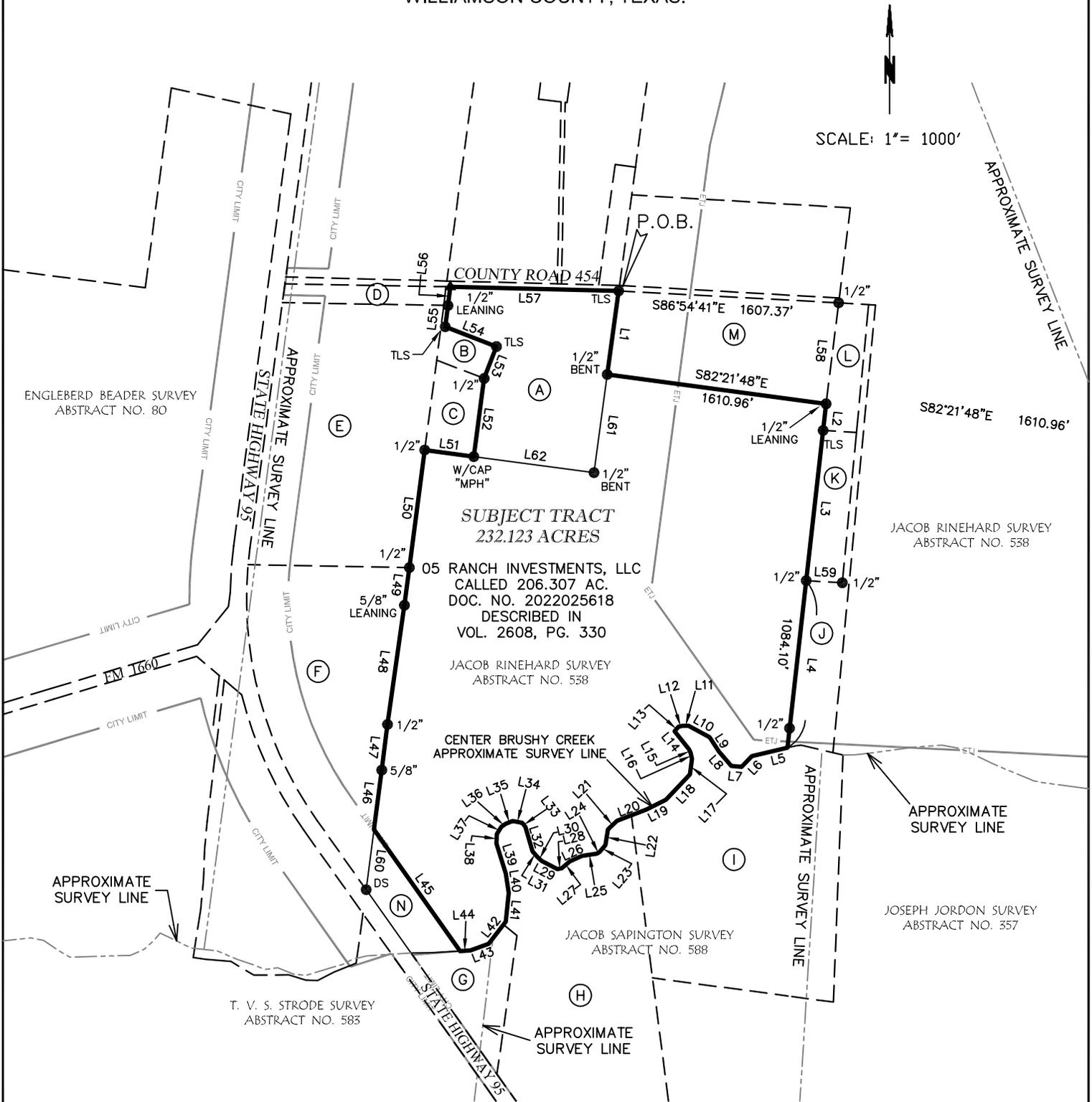
August 30, 2023

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\ALM ENGINEERING\COUPLAND BLACKHAWK CR 454 2022-31\BURFORD RANCH MUD AND DIRECTORS TRACT\BURFORD RANCH MUD 232.123 AC ETJ PETITION M&B 20230830.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 232.123 ACRE TRACT OF LAND SITUATED IN THE JACOB RINEHARD SURVEY, ABSTRACT NO. 538, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 28.771 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 206.307 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 1000'

SHEET 1 OF 3

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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 232.123 ACRE TRACT OF LAND SITUATED IN THE JACOB RINEHARD SURVEY, ABSTRACT NO. 538, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 28.771 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 206.307 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY INFORMATION LIST

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| (A) 05 RANCH INVESTMENTS, LLC CALLED 28.771 AC. DOC. NO. 2022025617 DESCRIBED IN DOC. NO. 2021044342 | (H) CALVIN J. GING AND WIFE, DELPHINE C. GING CALLED 75 AC. VOL. 474, PG. 138 |
| (B) LOT 1 COUPLAND PUMP STATION SITE CAB. J, SLD. 384 | (I) ALFRED LEE PATSCHKE AND WIFE, LORETTA ANN PATSCHKE TRACT ONE – CALLED 55.00 AC. VOL. 816, PG. 47 |
| (C) LOT 1 ENTERPRISE COUPLAND SITE EXPANSION DOC. NO. 2019093727 | (J) ALBERT WAYNE MACIK CALLED 11.410 AC. DOC. NO. 2019052307 |
| (D) JACQUELYN ELAINE MCKEE AND MORRIS CASEY MCKEE SOUTH PORTION OF CALLED 25.30 AC. DOC. NO. 2003114916 TRACT 2 – 3.69 AC. DESCRIBED IN VOL. 862, PG. 747 | (K) MANUEL LUNA AND TRACY LUNA CALLED 6.41 AC. DOC. NO. 2002039025 |
| (E) ANDREW W. HOUSER, KAY ANN BALE AND CHRISTI L. MOWERY CALLED 52.00 AC. DOC. NO. 2021172285 | (L) MARIA TERESA CALDERON AND AGUSTIN CALDERON CALLED 5.00 AC. DOC. NO. 2019057757 |
| (F) TAMI STONE CALLED 41.58 AC. VOL. 2140, PG. 781 | (M) HARDI FAMILY, LTD. SOUTH PORTION OF CALLED 24.941 ACRES DOC. NO. 2004023989 |
| (G) CALVIN J. GING CALLED 7.6 AC. VOL. 824, PG. 279 | (N) 05 RANCH INVESTMENTS, LLC CALLED 206.307 AC. DOC. NO. 2022025618 DESCRIBED IN VOL. 2608, PG. 330 |

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW ANY EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT SHOWN HEREON. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

LEGEND

- IRON ROD FOUND
- TLS IRON ROD SET WITH CAP MARKED "TLS"
- DS IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ▲ PK NAIL FOUND
- APPROXIMATE SURVEY LINE
- P.O.B. POINT OF BEGINNING

SHEET 2 OF 3

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 232.123 ACRE TRACT OF LAND SITUATED IN THE JACOB RINEHARD SURVEY, ABSTRACT NO. 538, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 28.771 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 206.307 ACRE TRACT OF LAND CONVEYED TO 05 RANCH INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2022025618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S07°48'55"W | 615.40' |
| L2 | S06°22'27"W | 195.63' |
| L3 | S06°24'43"W | 1103.41' |
| L4 | S06°24'39"W | 1227.31' |
| L5 | S76°33'22"W | 266.47' |
| L6 | S43°50'09"W | 107.55' |
| L7 | N85°07'31"W | 75.69' |
| L8 | N41°01'34"W | 138.25' |
| L9 | N32°41'26"W | 125.98' |
| L10 | N61°30'30"W | 174.14' |
| L11 | S89°11'15"W | 42.80' |
| L12 | S78°37'06"W | 32.16' |
| L13 | S38°49'09"W | 43.73' |
| L14 | S38°24'34"E | 168.33' |
| L15 | S26°58'14"E | 27.24' |
| L16 | S11°02'30"E | 45.37' |
| L17 | S07°23'51"W | 115.26' |
| L18 | S43°13'16"W | 254.00' |
| L19 | S63°39'37"W | 160.84' |
| L20 | S69°14'06"W | 227.43' |
| L21 | S46°47'39"W | 92.40' |
| L22 | S08°36'53"W | 116.76' |
| L23 | S40°42'14"W | 66.18' |
| L24 | S58°00'09"W | 22.84' |
| L25 | S81°25'54"W | 111.55' |
| L26 | S65°07'11"W | 96.33' |
| L27 | S50°28'15"W | 76.33' |
| L28 | S76°50'22"W | 31.80' |
| L29 | N62°19'59"W | 129.99' |
| L30 | N46°33'37"W | 44.10' |
| L31 | N41°14'04"W | 52.45' |

| LINE TABLE | | |
|------------|-------------|----------|
| L32 | N16°24'18"W | 185.60' |
| L33 | N37°40'51"W | 37.62' |
| L34 | N78°55'23"W | 71.57' |
| L35 | S68°39'10"W | 52.94' |
| L36 | S55°05'36"W | 38.74' |
| L37 | S31°24'06"W | 63.62' |
| L38 | S03°33'12"W | 67.20' |
| L39 | S17°17'15"E | 230.62' |
| L40 | S08°27'00"E | 142.86' |
| L41 | S05°37'48"W | 212.07' |
| L42 | S37°49'45"W | 204.41' |
| L43 | S70°02'37"W | 142.19' |
| L44 | S86°51'10"W | 74.41' |
| L45 | N35°18'24"W | 1086.79' |
| L46 | N07°26'29"E | 437.42' |
| L47 | N07°07'59"E | 336.41' |
| L48 | N08°04'35"E | 878.21' |
| L49 | N07°30'49"E | 277.86' |
| L50 | N07°24'14"E | 865.69' |
| L51 | S82°22'45"E | 361.61' |
| L52 | N07°31'51"E | 575.26' |
| L53 | N21°05'51"E | 249.95' |
| L54 | N68°53'17"W | 401.20' |
| L55 | N07°27'27"E | 156.47' |
| L56 | N06°37'15"E | 137.47' |
| L57 | S88°33'59"E | 1229.97' |
| L58 | N07°07'04"E | 742.89' |
| L59 | S86°37'43"E | 263.93' |
| L60 | S07°26'29"W | 443.45' |
| L61 | S07°38'19"W | 723.12' |
| L62 | S82°22'19"E | 884.87' |

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SHEET 3 OF 3

Shane Shafer
 SHANE SHAFER, R.P.L.S. NO. 5281

August 30, 2023
 DATE

<> DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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