

NOTICE OF CONSTABLE'S SALE

Under the authority and by virtue of an **ORDER OF SALE** dated and issued on the 12th day of January, 2023, pursuant to the judgment of the Honorable 368th District Court of Williamson County, State of Texas by the clerk of said courts as shown in the following schedule of cases, Cause Number 22-1985-C368: Preston Hollow Capital, LLC and PHCC LLC, Plaintiff(s) recovered a judgment on the 9th day of November, 2022 against Cottonwood Development Corporation in the amount of:

\$19,261,283.59, plus costs of court, associated fees and interest.

To me directed and delivered as Constable in Williamson County, I have seized and levied upon the following property on February 3, 2023 at 9:19 am and will, on the 1st Tuesday of March 2023, that being March 7, 2023, at the Williamson County Courthouse Annex, 405 MLK in Georgetown, Texas between the hours of Ten O'clock A.M. and Four O'clock P.M. proceed to sell for cash to the highest bidder all of the right, title, and interest of the said Defendant(s), Cottonwood Development Corporation, in the real property as described below in order to satisfy said judgment, interest, penalties, and costs.

Legal Description:

Tract 1, Parcel ID – R494683, Legal Description AW0271 – GATLIN, HRS. WM. SUR., ACRES 71.72

BEING A 71.72 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 71.712 ACRES TRACT DESCRIBED IN A WARRANTY DEED TO HUTTO HIGHWAY 79, LLC AND RECORDED IN DOCUMENT NO. 2008029543 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Type-II TXDOT right-of-way monument found for an angle point in the north right-of-way line of U.S. Highway Number 79 (U.S. HWY. 79), for the southwest corner of said 71.72 acres tract and from which another Type-II TXDOT right-of-way monument found angle point in the north right-of-way line of U.S. HWY. 79 bears, S03°21'30"W a distance of 42.49 feet;

THENCE leaving said north right-of-way line of U.S. HWY. 79, with the west line of said 71.72 acres tract, same being the east line of a called 9.12 acre tract described in a Dedication Deed to City of Hutto and recorded in Document 2004051791 of said O.P.R.W.C.T. the following two (2) courses and distances:

1. N03°19'15"E a distance of 1,125.96 feet to a 1/2-inch iron rod found for an angle point, and

2. N22°06'17"W a distance of 434.73 feet to a 1/2-inch iron rod found in said east line of the 9.12 acres tract, for the most westerly corner of said 71.72 acres tract;

THENCE with the north line of said 71.72 acres tract, same being the southeast line of a called 5.18 acres tract described in a General Warranty Deed to Hutto Independent School District and recorded in Document No. 2005068237 of said O.P.R.W.C.T., N55°39'27"E a distance of 523.34 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for said angle point in said north line of the 71.72 acres tract, same being the southeast corner of said 5.18 acres tract and the most southerly corner of a called 15.22 acres tract described in a Warranty Deed to the Board of Trustees of Hutto Independent School District and recorded in Vol. 1259, Pg. 928 of the Official Records of Williamson County, Texas (O.R.W.C.T.);

CONTINUING with said north line of the 71.72 acres tract and the southeast line of said 15.22 acres tract, the following two (2) course and distances:

1. N69° 18'33"E a distance of 278.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and

2. N30°16'05"E a distance of 576.87 feet to a set "X" in concrete in the south right-of-way line of County Road 136 (CR 136), a varying width right-of-way, for the northwest corner of said 71.72 acres tract, same being the northeast corner of said 15.22 acres tract and the northeast corner of a called 136.79 acres tract described in a Special Warranty Deed to Don L. Weiss and wife, Gladys O. Weiss and recorded in Vol. 1979, Pg. 705 of said O.R.W.C.T.;

THENCE leaving said south right-of-way line of CR 136, said north line of said 136.79 acres tract, and said north line of the 71.72 acres tract, with the east line of said 71.72 acres tract and crossing said 136.79 acres tract the following eight (8) courses and distances:

1. S07°45'56"W a distance of 397.43 to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the beginning of a curve to the left,

2. with the arc of said curve to the left a distance of 195.89 feet, said curve having a radius of 265.00 feet, a central angle of 42°21'12", and a chord bearing S12°30'34"E a distance of 191.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

3. S79°00'30"E a distance of 117.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

4. S34°00'30"E a distance of 860.07 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

5. S10°59'30"W a distance of 103.13 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

6. S33°59'20"E a distance of 3.21 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the beginning of a curve to the right,

7. with the arc of said curve to the right a distance of 199.64 feet, said curve having a radius of 536.48 feet, a central angle of 21°19'17", and a chord bearing S23°05'23"E a distance of 198.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for a point of tangency, and

8. S12°49'11"E a distance of 260.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for said north right-of-way line of U.S. HWY. 79, for the southeast corner of said 71.72 acres tract;

THENCE with said north right-of-way line of U.S. HWY. 79 and said south line of the 71.72 acres tract the following four (4) courses and distances:

1. S77°18'32"W passing at a distance of 21.05 feet, a Type-II TXDOT right-of-way monument found, continuing in all a distance of 890.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for an angle point,

2. S32°31'33"W a distance of 35.45 feet to a Type-II TXDOT right-of-way monument found for an angle point, and

3. S77°19'27"W passing at a distance of 391.79 feet, a Type-II TXDOT right-of-way monument found, continuing in all a distance of 729.68 feet to a Type-II TXDOT right-of-way monument found for an angle point, and

4. S74°52'32"W passing at a distance of 321.55 feet, a Type-II TXDOT right-of-way monument found, continuing in all a distance of 447.02 feet to said **POINT OF BEGINNING** and containing 71.72 acres.

Tract 2, Parcel ID – R020270, Legal Description AW0097 – BEALLE, J.B. SUR., ACRES 85.39

BEING 63.15 ACRES OF LAND OUT OF THE J.B. BEALLE SURVEY, ABSTRACT NUMBER 97 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN JONATHAN EDWARD FRITZ AND SHARON K. FRITZ 89.08 ACRE TRACT RECORDED IN VOLUME 2198, PAGE 515, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AN EXCEPT THAT CERTAIN 19.99 ACRES TRACT OF LAND RECORDED IN DOCUMENT NUMBER 9849321, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAVE AND EXCEPT THAT CERTAIN 0.32 ACRES TRACT OF LAND RECORDED IN VOLUME 612, PAGE 53, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 63.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of Mager Lane, in the southerly line of aid 89.08 acre tract, same being the southeast corner of said 19.99 acre tract and the southwest corner hereof;

THENCE North 07 degrees 37 minutes 05 seconds East along said 19.99 acre tract easterly line, through said 89.09 acre tract, 1528.85 feet to an iron rod found in the southerly line of that certain Christopher Henry Fritz 106.84 acre tract as recorded in Document Number 2017012204, Official Public Records, said county, being the northeasterly corner of said 19.99 acre tract and the northwest corner hereof:

THENCE North 82 degrees 45 minutes 50 seconds East along said 106.84 acre tract southerly line and said 89.08 acre tract northerly line, 2010.54 feet to an iron rod found in the westerly right-of-way line of County Road 132, at the southeast corner of said 106.84 acre tract same being the northeast corner of said 89.09 acre tract and the northeast corner hereof;

THENCE South 07 degrees 37 minutes 05 minutes West, along said easterly right-of-way line and said 89.08 acre tract easterly line, 709.16 feet to an iron rod set in said line, being in the northerly line of county Road 136 having a 60' wide right-of-way, for an angle corner in the easterly line hereof;

THENCE along said County Road 136 northerly line, through said 89.08 acre tract, the following 3 calls,

1. South 51 degrees 29 minutes 58 seconds West, 280.72 feet to an iron rod set,

2. South 51 degrees 33 minutes 10 seconds West, 713.52 feet to an iron rod set,

3. South 62 degrees 55 minutes 43 seconds West, 208.18 feet to an iron rod et at the intersection of said Mager Lane and said County Road 136 northerly line, same being in the southerly line of aid 89.08 acre tract, for the southeast corner hereof

THENCE North 82 degrees 18 minutes 17 seconds West, along Mager Lane and said 89.08 acre tract southerly line, 1,149.66 feet to **POINT OF BEGINNING**.

B:

BEING 22.24 ACRES OF LAND OUT OF THE J.B. BEALLE SURVEY, ABSTRACT NUMBER 97 IN WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN JONATHAN EDWARD FRITZ AND SHARON K. FRITZ 106.84 ACRE TRACT RECORDED IN VOLUME 784, PAGE 684, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 4.6387 ACRE TRACT OF LAND (LIMMER LOOP) AS RECORDED IN DOCUMENT NUMBER 2000413916, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THE NORTHERLY 75.21 ACRES OF LAND, SAID 22.24 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in westerly right-of-way line of County Road 132, at the northeast corner of that certain Christopher Henry Frits 89.08 acre tract as recorded in Document Number 2017012204, Official Public Records, said county, same being the southeast corner of said 106.84 acre tract and the southeast corner hereof;

THENCE North 82 degrees 45 minutes 50 seconds West, along said 89.08 acre tract northerly line and said 106.84 acre tract southerly line, 2010.54 feet to an iron rod found at the northeast corner of that certain 19.99 acre tract as recorded in Document Number 984931, Official Public Records, said county, same being the northeast corner of Clark's Crossing, Section Three, a subdivision recorded in Cabinet Q, Slide 103, Plat Records, said County;

THENCE North 82 degrees 57 minutes 43 seconds West, along said 19.99 acre tract northerly line and said 106.84 acre tract southerly line, 202.85 feet to an iron rod found at the southeast former of Carol Meadows, a subdivision recoded in Cabinet W, Slide 300, Plat Records, said county, same being the southwest corner of said 106.84 acre tract and the southeast corner hereof;

THENCE North 07 degrees 50 minutes 45 seconds East, along said Carol Meadows subdivision easterly line and said 106.84 acre tract westerly line, 508.97 feet to a point for the southwest corner of said 4.6387 acre tract, same being the northwest corner hereof;

THENCE along said 4.6387 acre tract southerly line, through said 106.8 acre tract the following five courses:

1. South 85 degrees 08 minutes 39 seconds East, 55.20 feet to a point at the beginning of a curve to the right having a radius of 1955.00 feet;

2. South 81 degrees 49 minutes 22 seconds East, along said curve to the right, 251.16 feet to a point

3. South 77 degrees 58 minutes 57 seconds East, 1860.53 feet to an iron rod found;

4. South 34 degrees 57 minutes 03 second East, 73.54 feet to an iron rod found in said County Road 132 westerly right-of-way lines, same being the southeast corner of said 4.6387 acre tract and the northerly corner hereof;

THENCE South 07 degrees 34 minutes 26 seconds West, along said westerly right-of-way line and said 106.84 acre tract easterly line, 296.84 feet to the **POINT OF BEGINNING**.

Tract 3, Parcel ID – R331409, Legal Description AW0097 – BEALLE, J.B. SUR., ACRES 5.53

Being 5.53 acres of land situated in J.B. Bealle Survey Abstract No. 97, in Williamson County, Texas, being a part of that tract described as 89.08 acres in a Special Warranty Deed to Jonathan Edward Fritz and Sharon K. Fritz, recorded in Volume 2198, Page 515, Deed Records of Williamson County, Texas, as surveyed on the ground on this, the 22nd day of June 2018, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "TLS INC" set at the intersection of the southeast margin of County Road 136 and the west margin of County Road 132, said set iron rod being 30 feet from the approximate center line of the pavement of said County Road 136 and 25 feet from the approximate center line of the pavement of said County Road 132 as surveyed on this date, said iron rod being in the described east line of said Fritz tract, for the northeast corner of this tract, from which a Cotton Spindle found in the pavement near the intersection of the northwest margin of said County Road 136 and the east margin of said county Road 132 bears: N 28°68' E 134.98 feet, also from said et iron rod another 1/2" iron rod found near the intersection of the southeast margin of said County Road 136 and the East margin of said County Road 132 bears: N 50°10'05" E 62.94 feet

THENCE: S 07°23'40" W 717.91 feet with the west margin of said County Road 132 being 25 feet from and parallel with the approximate center line of pavement a surveyed to a 1/2" iron rod with plastic cap stamped "TLS INC" set for the southeast corner of this tract, said set iron rod being on, or near the north margin of a gravel or dirt county road that is no longer in use and overgrown, said set iron rod being the described southeast corner of said Fritz tract;

THENCE: N 82°20' 12" W 779.02 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set for the southeast corner of that tract described as 0.3247 acre in a deed to Jonah Water Supply and recorded in Volume 812, Page 53 of the Deed Records of Williamson County, Texas, for the southwest corner of this tract;

THENCE: N 37°51' 43" W 152.65 feet with the east line of said Jonah Water Supply tract to a 1/2" iron rod with plastic cap stamped "TLS INC" set for the north corner of said Jonah Water Supply tract in the southeast margin of aid County Road 136, described as being 80 feet wide in said Jonah Water Supply deed, said set iron rod being 30 feet from the approximate center line of the pavement of said County Road 136, for the northwest corner of this tract;

THENCE: N 52°04'44" E 854.51 feet with the southeast margin of said County Road 136 being 30 feet from and parallel with the approximate center line of pavement as surveyed to the Point of Beginning.

Tract 4, Parcel ID – R362998, Legal Description AW0271 – GATLIN, HRS. WM. SUR., ACRES 40.982

BEING A 42.457 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS; SAID 42.457 ACRE TRACT BEING THE REMAINING PORTION OF THAT CERTAIN CALLED 50.79 ACRE TRACT OF LAND (FIRST TRACT) DESCRIBED IN AN EXECUTOR'S DEED TO REBECCA LYNN TEICHELMAN BORGNE, ROXANA RUTH TEICHELMAN AND TIMOTHY DON TEICHELMAN, AS RECORDED IN DOCUMENT NO. 2015039011 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 42.457 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES. AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found marking the northwest corner of said 50.79 acre remainder tract and the herein described tract, same being the northeast corner of that certain called 49.55 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Cottonwood Development Corporation, as recorded in Document No. 2019066428, O.P.R.W.C.T., said iron pipe also being on the south right-of-way (R.O.W.) line of County Road 136 - also known as Mager Lane (having a variable width);

THENCE, South 82° 23' 21" East, with the north line of said 50.79 acre remainder tract, and partway with the south R.O.W. line of said County Road 136, a distance of 1,544.09 feet to a 1/2-inch iron rod with (illegible) orange cap found for the northeast corner of the herein described tract, said point also being on the west R.O.W. line of County Road 132 (having a variable width);

THENCE, South 07° 04' 28" West, with the common east line of the herein described tract and the west R.O.W. line of said County Road 132, a distance of 868.82 feet to TXDOT Type II monument found for the easternmost southeast corner of the herein described tract, said monument marking the northerly end of a corner clip at the intersection of the west R.O.W. line of aid County Road 132 and the north R.O.W. line of U.S. Highway No. 79 (having a variable width);

THENCE, South 47° 28' 51" West, with the southeast line of the herein described tract and with said corner clip, a distance of 65.10 feet to a TXDOT Type II monument found for the westernmost southeast corner of the herein described tract, said monument marking the southerly end of said corner clip at the intersection of the west R.O.W. line of said County Road 132 and the north R.O.W. line of

U.S. Highway No. 79;

THENCE, South 77° 19' 11" West, with the common south line of the herein described tract and the north R.O.W. line of said U.S. Highway No. 79, a distance of 1,619.27 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set for the southwest corner of the herein described tract;

THENCE, North 07° 55' 54" East, with the west line of said 50.79 acre remainder tract and the herein described tract, and with the east line of said 49.55 acre tract, a distance of 1,480.32 feet to the **POINT OF BEGINNING** and containing 42.457 acres of land, more or less.

Tract 4, Parcel ID – R395170, Legal Description AW0271 – GATLIN, HRS. WM. SUR., ACRES 1.475

BEING A 42.457 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS; SAID 42.457 ACRE TRACT BEING THE REMAINING PORTION OF THAT CERTAIN CALLED 50.79 ACRE TRACT OF LAND (FIRST TRACT) DESCRIBED IN AN EXECUTOR'S DEED TO REBECCA LYNN TEICHELMAN BORGNE, ROXANA RUTH TEICHELMAN AND TIMOTHY DON TEICHELMAN, AS RECORDED IN DOCUMENT NO. 2015039011 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 42.457 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES. AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found marking the northwest corner of said 50.79 acre remainder tract and the herein described tract, same being the northeast corner of that certain called 49.55 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Cottonwood Development Corporation, as recorded in Document No. 2019066428, O.P.R.W.C.T., said iron pipe also being on the south right-of-way (R.O.W.) line of County Road 136 - also known as Mager Lane (having a variable width);

THENCE, South 82° 23' 21" East, with the north line of said 50.79 acre remainder tract, and partway with the south R.O.W. line of said County Road 136, a distance of 1,544.09 feet to a 1/2-inch iron rod with (illegible) orange cap found for the northeast corner of the herein described tract, said point also being on the west R.O.W. line of County Road 132 (having a variable width);

THENCE, South 07° 04' 28" West, with the common east line of the herein described tract and the west R.O.W. line of said County Road 132, a distance of 868.82 feet to TXDOT Type II monument found for the easternmost southeast corner of the herein described tract, said monument marking the northerly end of a corner clip at the intersection of the west R.O.W. line of aid County Road 132 and the north R.O.W. line of U.S. Highway No. 79 (having a variable width);

THENCE, South 47° 28' 51" West, with the southeast line of the herein described tract and with said corner clip, a distance of 65.10 feet to a TXDOT Type II monument found for the westernmost southeast corner of the herein described tract, said monument marking the southerly end of said corner clip at the intersection of the west R.O.W. line of said County Road 132 and the north R.O.W. line of said U.S. Highway No. 79;

THENCE, South 77° 19' 11" West, with the common south line of the herein described tract and the north R.O.W. line of said U.S. Highway No. 79, a distance of 1,619.27 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set for the southwest corner of the herein described tract;

THENCE, North 07° 55' 54" East, with the west line of said 50.79 acre remainder tract and the herein described tract, and with the east line of said 49.55 acre tract, a distance of 1,480.32 feet to the **POINT OF BEGINNING** and containing 42.457 acres of land, more or less.

Tract 5, Parcel ID – R391646, Legal Description AW0271 – GATLIN, HRS. WM. SUR., ACRES 34.636

BEING A 49.55 ACRE TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 136.79 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO DON L. WEISS AND WIFE GLADYS O. WEISS AND RECORDED IN VOL. 1979, PG. 705 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND RE-RECORDED TO ATTACH FIELDS NOTES IN DOCUMENT NO. 9651974 OF SAID O.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS A FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the north right-of-way line of U.S. Highway Number 79 (U.S. HWY. 79), a varying width right-of-way according to Document No. 2008027842 of said O.P.R.W.C.T., for the southeast corner of a called 71.72 acres tract described in a Warranty Deed to Hutto Highway 79, LLC and recorded in Document No. 2008029543 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and from which a Type-II TXDOT right-of-way monument found in said north right-of-way line of U.S. HWY. 79 bears S77°18'32"W a distance of 212.05 feet;

THENCE leaving said north right-of-way line of U.S. HWY. 79, with the east line of said 71.712 acres tract, crossing said 136.79 acres tract the following eight (8) courses and distances:

1. N12°49'11"W a distance of 260.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the beginning of a curve to the left,

2. with the arc of said curve to the left a distance of 199.64 feet, said curve having a radius of 536.48 feet, a central angle of 21°19'17", and a chord bearing N23°05'23"W a distance of 198.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

3. N33°59'20"W a distance of 3.21 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

4. N10°59'30"E a distance of 103.13 feet to a 1/2-inch iron -rod with plastic cap stamped "HALFF" set,

5. N34°00'30"W a distance of 860.07 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

6. N79°00'30"W a distance of 117.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the beginning of a curve to the right,

7. with the arc of said curve to the right a distance of 195.89 feet, said curve having a radius of 265.00 feet, a central angle of 42°21'12", a chord bearing N12°30'34"W a distance of 191.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and

8. N07°45'56"E a distance of 397.43 to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of County Road 136 (CR 136), a varying width right-of-way, same being the north line of said 136.79 acres tract, for the northeast corner of said 71.712 acres tract, and from which a set "X" in concrete bears, N82°23'40"W a distance of 448.70 feet;

THENCE with said south right-of-way line of CR 136 and said north line of the 136.79 acres tract, S82°33'38"E a distance of 1,722.70 feet to a 1/2-inch iron rod found in said south right-of-way line of CR 136, for the northeast corner of said 136.79 acres tract;

THENCE leaving said south right-of-way line of CR 136, with the east line of said 136.79 acres tract, same being the west line of a called 50.79 acres tract described in an Executor's Deed to Rebecca Lynn Teichelman Borgne, et al and recorded in document no. 2015039011, of said O.P.R.W.C.T., S07°56'43"W a distance of 1,471.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said north right-of-way line of U.S. HWY. 79;

THENCE with said north right-of-way line of U.S. HWY. 79, the following three (3) courses and distances:

1. S77°19'11" W _a distance of 691.96 feet passing a Type-II TXDOT right-of-way monument found, continuing in all a distance of 762.50 feet to another Type-II TXDOT right-of-way monument found for an angle point,

2. N13°00'51"W a distance of 4.05 feet to a Type-II TXDOT right-of-way monument found for an angle point, and

3. S77°18'32"W a distance of 59.60 feet to the **POINT OF BEGINNING** and containing 49.55 acres.

Tract 5, Parcel ID – R494554, Legal Description AW0271 – GATLIN, HRS. WM. SUR., ACRES 13.665

BEING A 49.55 ACRE TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 136.79 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO DON L. WEISS AND WIFE GLADYS O. WEISS AND RECORDED IN VOL. 1979, PG. 705 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND RE-RECORDED TO ATTACH FIELDS NOTES IN DOCUMENT NO. 9651974 OF SAID O.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS A FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the north right-of-way line of U.S. Highway Number 79 (U.S. HWY. 79), a varying width right-of-way according to Document No. 2008027842 of said O.P.R.W.C.T., for the southeast corner of a called 71.72 acres tract described in a Warranty Deed to Hutto Highway 79, LLC and recorded in Document No. 2008029543 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and from which a Type-II TXDOT right-of-way monument found in said north right-of-way line of

U.S. HWY. 79 bears S77°18'32"W a distance of 212.05 feet;

THENCE leaving said north right-of-way line of U.S. HWY. 79, with the east line of said 71.712 acres tract, crossing said 136.79 acres tract the following eight (8) courses and distances:

1. N12°49'11"W a distance of 260.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the beginning of a curve to the left,

2. with the arc of said curve to the left a distance of 199.64 feet, said curve having a radius of 536.48 feet, a central angle of 21°19'17", and a chord bearing N23°05'23"W a distance of 198.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

3. N33°59'20"W a distance of 3.21 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

4. N10°59'30"E a distance of 103.13 feet to a 1/2-inch iron -rod with plastic cap stamped "HALFF" set,

5. N34°00'30"W a distance of