

WALSH RANCH - QUAIL VALLEY - PLANNING AREA 5
ANNEXATION BOUNDARY

LAND DESCRIPTION:

BEING a 260.3-acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647, the G.E. & AH Tandy Survey, Abstract No. 2356, the I & G.N. Railroad Company Survey, Abstract No. 1995 and the I & G.N. Railroad Company Survey, Abstract No. 1996, and being all of that certain tract of land described by Special Warranty Deed to Quail Valley Devco V, LLC, recorded in Document No. 202426155 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), a portion of that certain tract of land described by Special Warranty Deed to Quail Valley Devco VIA, LLC, recorded in Document No. 202426163 (O.P.R.P.C.T.), all of that certain tract of land described by Deed without Warranty to Walsh Homeowners Association I, Inc., recorded in Document No. 202426158 (O.P.R.P.C.T.), a portion of that certain tract of land described by Deed to the State of Texas, recorded in Volume 172, Page 560 of the Deed Records of Parker County, Texas (D.R.P.C.T.), a portion of that certain tract of land described by Deed to the State of Texas, recorded in Volume 1113, Page 924 (D.R.P.C.T.) and a portion of that certain tract of land described by Deed to the State of Texas, recorded in Volume 1152, Page 1055 (D.R.P.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "DUNAWAY" found on the southerly line of a called 5.157-acre tract of land described by Deed to the State of Texas, recorded in Document No. 202429751 (O.P.R.P.C.T.), said point being in the north right-of-way line of Interstate Highway 20 Frontage Road (variable width right-of-way), as recorded under Volume 172, Page 560 (D.R.P.C.T.), from which a 5/8-inch iron rod with plastic cap stamped "DUNAWAY" found in the north line of said Interstate Highway 20 Frontage Road bears North 69 degrees 14 minutes 37 seconds West, a distance of 369.42 feet;

THENCE South 67 degrees 25 minutes 24 seconds East, with the common south line of said State of Texas tract and the north line of said Interstate Highway 20 Frontage Road, a distance of 178.75 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for the **POINT OF BEGINNING** of the herein described tract, same being the most southerly east corner of said 5.157-acre State of Texas tract;

THENCE departing said common line and with the common easterly line of said 5.157-acre State of Texas tract and a westerly line of said Quail Valley Devco V tract the following courses:

North 16 degrees 21 minutes 21 seconds West, a distance of 113.97 feet, to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 24 degrees 20 minutes 21 seconds East, a distance of 212.31 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 64 degrees 38 minutes 24 seconds, a radius of 270.00 feet, and subtended by a 288.71 foot chord which bears North 06 degrees 19 minutes 56 seconds West;

With said curve to the left, an arc distance of 304.61 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

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North 00 degrees 24 minutes 33 seconds East a distance of 75.28 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 49 degrees 36 minutes 47 seconds West, a distance of 19.49 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

THENCE departing said common line and with a northwesterly line of said Quail Valley Devco V tract, the following courses:

North 40 degrees 21 minutes 30 seconds East, a distance of 701.65 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 36 degrees 36 minutes 28 seconds, a radius of 1,005.00 feet, and being subtended by a 631.25 foot chord which bears North 22 degrees 03 minutes 16 seconds East;

With said curve to the left, an arc distance of 642.12 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 03 degrees 45 minutes 02 seconds East, a distance of 330.01 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for the common southwest corner of the Final Plat of Walsh Ranch-Quail Valley, an addition to Parker County, Texas as recorded in Cabinet F, Slide 634, of the Plat Records of Parker County, Texas (P.R.P.C.T.) and the northwest corner of said Quail Valley Devco V tract;

THENCE with the common south line of said Walsh Ranch-Quail Valley Final Plat and the north line of said Quail Valley Devco V tract, the following courses:

North 90 degrees 00 minutes 00 seconds East, a distance of 540.09 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 30 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 90 degrees 00 minutes 00 seconds East, a distance of 615.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for the common southeast corner of said Walsh Ranch-Quail Valley Final Plat, the southwest corner of the Final Plat of Walsh Ranch-PA 2, an addition to Parker County, Texas as recorded in Cabinet E, Slide 488 (P.R.P.C.T.) and a northerly corner of said Quail Valley Devco V tract;

THENCE with the common south line of said Walsh Ranch-PA 2 and the north line of said Quail Valley Devco V tract, the following courses:

South 82 degrees 36 minutes 00 seconds East, a distance of 595.49 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 15 degrees 00 minutes 00 seconds East, a distance of 122.79 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

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South 89 degrees 57 minutes 18 seconds East, a distance of 356.47 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 50 degrees 52 minutes 58 seconds East, a distance of 606.38 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 80 degrees 31 minutes 43 seconds East, a distance of 636.55 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 86 degrees 01 minutes 03 seconds East, passing at a distance of 217.96 feet a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for the common northeast corner of a called 21.36-acre tract of land described by Deed Without Warranty to Walsh Homeowners Association I, LLC, recorded in Document No. 202426158 (O.P.R.P.C.T.), and the northwest corner of a called 95.05-acre tract of land described by Special Warranty Deed to Quail Valley Devco VIA, LLC, recorded in Document No. 202426163 (O.P.R.P.C.T.), and continuing for a total distance of 280.26 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" in the north line of said 95.05-acre tract, said point being the beginning of a non-tangent curve to the right having a central angle of 08 degrees 47 minutes 31 seconds, a radius of 231.00 feet, and being subtended by a 35.41 foot chord which bears South 04 degrees 23 minutes 45 seconds East;

THENCE departing said common line and over and across said 95.05-acre tract the following courses:

With said curve to the right, an arc distance of 35.45 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

Due South, a distance of 408.39 feet to a point for corner at the beginning of a curve to the left having a central angle of 10 degrees 00 minutes 00 seconds, a radius of 859.00 feet, and being subtended by a 149.73 foot chord which bears South 05 degrees 00 minutes 00 seconds East;

With said curve to the left, an arc distance of 149.92 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 10 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 09 degrees 30 minutes 00 seconds, a radius of 969.00 feet, and being subtended by a 160.48 foot chord which bears South 14 degrees 45 minutes 00 seconds East;

With said curve to the left, an arc distance of 160.67 feet to a point for corner;

South 19 degrees 30 minutes 00 seconds East, a distance of 49.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

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South 64 degrees 30 minutes 00 seconds East, a distance of 21.21 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 19 degrees 30 minutes 00 seconds East a distance of 52.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for a common southerly corner of said 95.05-acre tract, and easterly corner of said Quail Valley Devco VIA tract and a northerly corner of a called 44.49-acre tract of land described by Special Warranty Deed to Quail Valley Devco VIB, LLC, recorded in Document No. 202426165 (O.P.R.P.C.T.);

THENCE with a common southerly line of said Quail Valley Devco VIA tract, a southerly line of said 95.05-acre tract and a northerly line of said 44.49-acre tract the following courses:

South 25 degrees 30 minutes 00 seconds West, a distance of 21.21 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 70 degrees 30 minutes 00 seconds West, a distance of 62.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 64 degrees 30 minutes 00 seconds West, a distance of 21.21 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for a common westerly corner of said 95.05-acre tract, a southerly corner of said Quail Valley Devco VIA tract and a northerly corner of said 44.49-acre tract;

THENCE departing said common line and with a common southerly line of said Quail Valley Devco V tract and a northerly line of said 44.49-acre tract the following courses:

South 70 degrees 30 minutes 00 seconds West a distance of 54.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at beginning of a curve to the left having a central angle of 02 degrees 42 minutes 36 seconds, a radius of 1,174.00 feet, and being subtended by a 55.52 foot chord which bears South 69 degrees 08 minutes 42 seconds West;

With said curve to the left, an arc distance of 55.53 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for the northwest corner of said 44.49-acre tract and interior ell corner of said Quail Valley Devco VIA tract;

THENCE departing said common line and with a common easterly line of said Quail Valley Devco V tract and a westerly line of said 44.49-acre tract the following courses:

South 22 degrees 12 minutes 36 seconds East, a distance of 74.19 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 19 degrees 30 minutes 00 seconds East, a distance of 210.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 19 degrees 25 minutes 15 seconds East, a distance of 59.65 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

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South 07 degrees 11 minutes 34 seconds East, a distance of 61.35 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 06 degrees 42 minutes 16 seconds East, a distance of 122.78 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 01 degrees 35 minutes 32 seconds West, a distance of 47.57 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 09 degrees 53 minutes 20 seconds West, a distance of 122.78 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 07 degrees 33 minutes 35 seconds West, a distance of 48.77 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 20 degrees 30 minutes 00 seconds West a distance of 192.50 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 14 minutes 55 seconds, a radius of 4,765.00 feet, and being subtended by a 103.84 foot chord which bears South 70 degrees 42 minutes 13 seconds East;

With said curve to the right, an arc distance of 103.84 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 67 degrees 38 minutes 50 seconds East, a distance of 22.17 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 69 degrees 30 minutes 00 seconds East, a distance of 63.87 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 26 degrees 38 minutes 50 seconds East, a distance of 22.17 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 07 minutes 57 seconds, a radius of 4,765.00 feet, and being subtended by a 11.02 foot chord which bears South 68 degrees 51 minutes 16 seconds East;

With said curve to the right, an arc distance of 11.02 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 21 degrees 12 minutes 43 seconds West, a distance of 52.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 01 minutes 21 seconds, a radius of 4,713.00 feet, and being subtended by a 1.84 foot chord which bears North 68 degrees 47 minutes 57 seconds West;

With said curve to the left, an arc distance of 1.84 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

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South 58 degrees 52 minutes 48 seconds West, a distance of 18.38 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 27 minutes 51 seconds, a radius of 429.00 feet, and being subtended by a 10.96 foot chord which bears South 04 degrees 55 minutes 39 seconds West;

With said curve to the left, an arc distance of 10.96 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the right having a central angle of 09 degrees 40 minutes 54 seconds, a radius of 491.00 feet, and being subtended by an 82.87 foot chord which bears South 09 degrees 02 minutes 10 seconds West;

With said curve to the right, an arc distance of 82.97 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 27 degrees 04 minutes 43 seconds East, a distance of 14.97 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 15 degrees 58 minutes 58 seconds West, a distance of 16.07 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 64 degrees 27 minutes 07 seconds West, a distance of 13.65 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 24 minutes 49 seconds, a radius of 491.00 feet, and being subtended by a 20.68 foot chord which bears South 19 degrees 17 minutes 35 seconds West;

With said curve to the right, an arc distance of 20.68 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 20 degrees 30 minutes 00 seconds West, a distance of 85.36 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 24 degrees 01 minutes 38 seconds East, a distance of 14.26 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 06 minutes 05 seconds, a radius of 4,455.00 feet, and being subtended by a 7.89 foot chord which bears South 68 degrees 26 minutes 46 seconds East;

With said curve to the right, an arc distance of 7.89 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

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South 21 degrees 36 minutes 17 seconds West, a distance of 110.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for the southwest corner of said 44.49-acre tract, and being the beginning of a non-tangent curve to the left having a central angle of 21 degrees 36 minutes 17 seconds, a radius of 4,345.00 feet, and being subtended by a 1,628.69 foot chord which bears North 79 degrees 11 minutes 52 seconds West, said point also being in a northerly line of a remainder tract of land described by Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 (D.R.P.C.T.) and also recorded in Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE departing said common line and with a common southerly line of said Quail Valley Devco V tract and a northerly line of said Walsh Ranches Limited Partnership tract the following courses:

With said curve to the left, an arc distance of 1,638.38 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 90 degrees 00 minutes 00 seconds West, a distance of 150.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 06 degrees 23 minutes 35 seconds, a radius of 2,455.00 feet, and being subtended by a 273.79 foot chord which bears North 86 degrees 48 minutes 12 seconds West;

With said curve to the right, an arc distance of 273.93 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 51 degrees 55 minutes 48 seconds West, a distance of 14.25 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 07 degrees 21 minutes 00 seconds West, a distance of 221.35 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 43 degrees 20 minutes 30 seconds, a radius of 25.00 feet, and being subtended by an 18.46 foot chord which bears South 14 degrees 19 minutes 15 seconds East;

With said curve to the left, an arc distance of 18.91 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the right having a central angle of 182 degrees 27 minutes 50 seconds, a radius of 52.00 feet, and being subtended by a 103.98 foot chord which bears South 55 degrees 14 minutes 25 seconds West;

With said curve to the right-left an arc distance of 165.60 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 08 degrees 47 minutes 10 seconds West, a distance of 264.49 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for the southwest corner of said Walsh Ranches Limited Partnership remainder tract, said point being in the north line of said State of Texas tract and said Interstate Highway 20 Frontage Road;

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THENCE South 23 degrees 02 minutes 20 seconds West, departing said common line and over and across said Interstate Highway 20 Frontage Road and said State of Texas tracts, a distance of 586.09 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" in the common south right-of-way line of said Interstate Highway 20 Frontage Road and the south line of said State of Texas tract recorded in Volume 1152, Page 1055 (D.R.P.C.T.), said point being in the north line of a tract of land described by Special Warranty Deed to Frost Bank, as the successor Trustee of the Allison Karen Walsh 2006 GST Exempt Trust, recorded in Document No. 202241152 (O.P.R.P.C.T.);

THENCE North 66 degrees 57 minutes 40 seconds West, with said common line, a distance of 2,330.65 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" in said common line, same being the north line of a tract of land described by Deed to Mueller Supply Company Inc., recorded in Volume 1841, Page 1266 (D.R.P.C.T.), from which a 5/8-inch iron rod found with plastic cap stamped "TxDOT" found for the northwest corner of said Mueller tract bears North 66 degrees 57 minutes 40 seconds West, a distance of 174.45 feet;

THENCE North 23 degrees 02 minutes 20 seconds East, departing said common line and over and across said Interstate Highway 20 Frontage Road and said State of Texas tracts, a distance of 430.97 feet to the **POINT OF BEGINNING**, and containing 11,340,644 Square feet or 260.3 acres of land, more or less.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.00015539999.

For Huitt-Zollars, Inc.

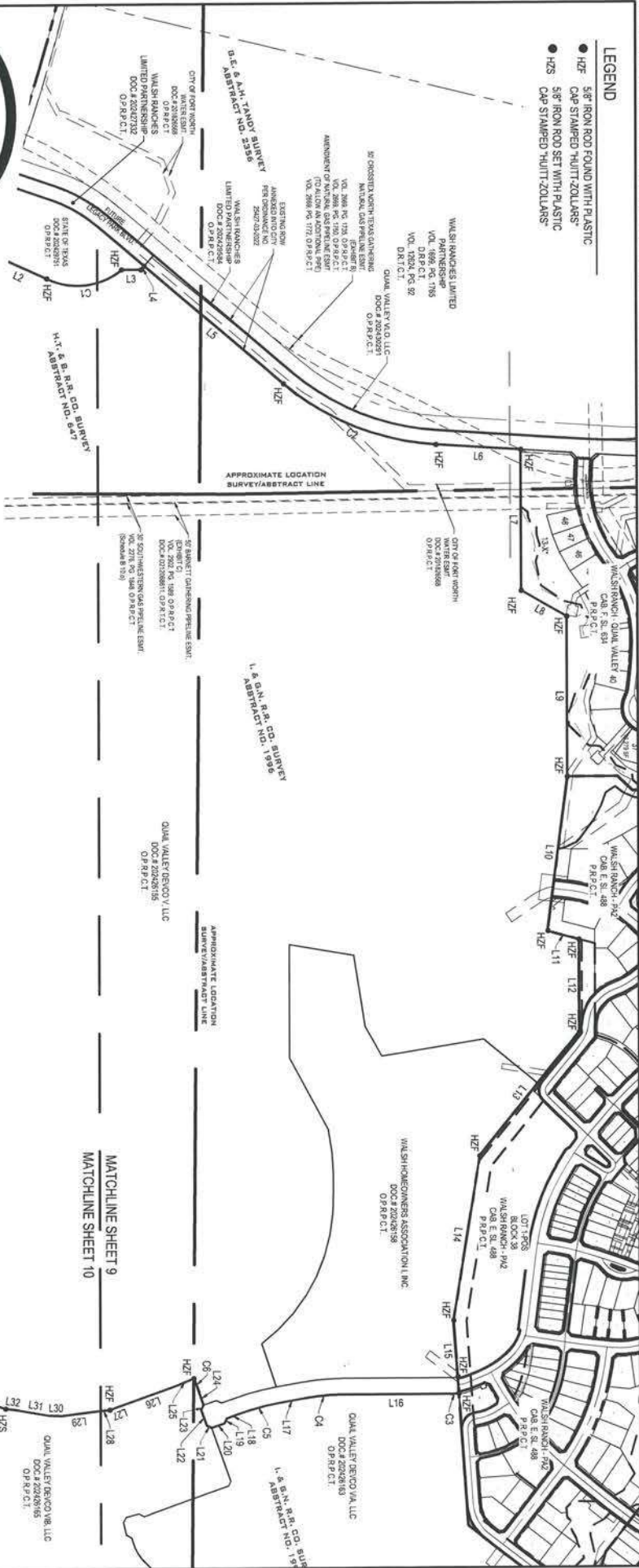


Mitchell S. Pillar
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LEGEND

- 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"



0 150 300 600

SCALE: 1" = 300'

For Huitt-Zollars, Inc.

[Signature]

Mitchell S. Pillar
Registered Professional Land Surveyor
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Huitt-Zollars, Inc.

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EXHIBIT MAP

PLANNING AREA PA5 ANNEX BOUNDARY
260.3 ACRES

Houston Tap & Brazoria Railroad Company Survey, Abstract No. 2356
G.E. & A.H. Tandy Survey, Abstract No. 647
I & G.N. Railroad Company Survey, Abstract No. 1995
I & G.N. Railroad Company Survey, Abstract No. 1995

PARKER COUNTY, TEXAS

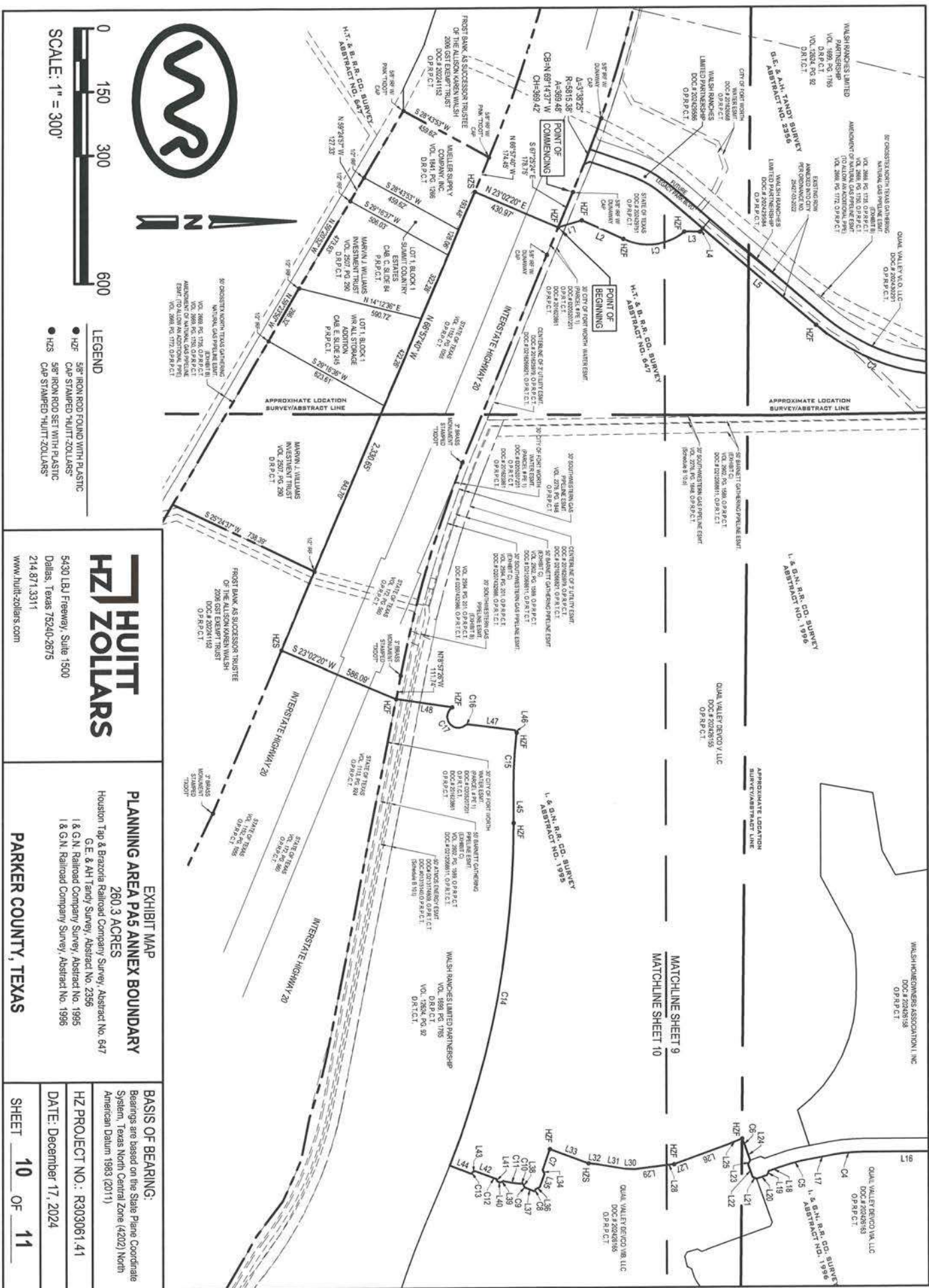
BASIS OF BEARING:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 1983 (2011)

HZ PROJECT NO.: R303061.41

DATE: December 17, 2024

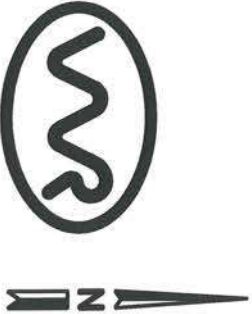
SHEET 9 OF 11



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 16°21'21" W | 113.97' |
| L2 | N 24°20'21" E | 212.31' |
| L3 | N 00°24'33" E | 75.28' |
| L4 | N 49°36'47" W | 19.49' |
| L5 | N 40°21'30" E | 701.65' |
| L6 | N 03°45'02" E | 330.01' |
| L7 | N 90°00'00" E | 540.09' |
| L8 | N 30°00'00" E | 200.00' |
| L9 | N 90°00'00" E | 615.00' |
| L10 | S 82°36'00" E | 595.49' |
| L11 | N 15°00'00" E | 122.79' |
| L12 | S 89°57'18" E | 356.47' |
| L13 | S 50°52'58" E | 606.38' |
| L14 | S 80°31'43" E | 636.55' |
| L15 | N 86°01'03" E | 280.26' |
| L16 | S 00°00'00" W | 408.39' |
| L17 | S 10°00'00" E | 100.00' |
| L18 | S 19°30'00" E | 49.00' |
| L19 | S 64°30'00" E | 21.21' |
| L20 | S 19°30'00" E | 52.00' |
| L21 | S 25°30'00" W | 21.21' |
| L22 | S 70°30'00" W | 62.00' |
| L23 | N 64°30'00" W | 21.21' |
| L24 | S 70°30'00" W | 54.00' |
| L25 | S 22°12'36" E | 74.19' |
| L26 | S 19°30'00" E | 210.00' |
| L27 | S 19°25'15" E | 59.65' |
| L28 | S 07°11'34" E | 61.35' |
| L29 | S 06°42'16" E | 122.78' |
| L30 | S 01°35'32" W | 47.57' |
| L31 | S 09°53'20" W | 122.78' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L32 | S 07°33'35" W | 48.77' |
| L33 | S 20°30'00" W | 192.50' |
| L34 | N 67°38'50" E | 22.17' |
| L35 | S 69°30'00" E | 63.87' |
| L36 | S 26°38'50" E | 22.17' |
| L37 | S 21°12'43" W | 52.00' |
| L38 | S 58°52'48" W | 18.38' |
| L39 | S 27°04'43" E | 14.97' |
| L40 | S 15°58'58" W | 16.07' |
| L41 | S 64°27'07" W | 13.65' |
| L42 | S 20°30'00" W | 85.36' |
| L43 | S 24°01'38" E | 14.26' |
| L44 | S 21°36'17" W | 110.00' |
| L45 | N 90°00'00" W | 150.00' |
| L46 | S 51°55'48" W | 14.25' |
| L47 | S 07°21'00" W | 221.35' |
| L48 | S 08°47'10" W | 264.49' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 270.00' | 304.61' | 288.71' | N 06°19'56" W | 64°38'24" |
| C2 | 1005.00' | 642.12' | 631.25' | N 22°03'16" E | 36°36'28" |
| C3 | 231.00' | 35.45' | 35.41' | S 04°23'45" E | 8°47'31" |
| C4 | 859.00' | 149.92' | 149.73' | S 05°00'00" E | 10°00'00" |
| C5 | 969.00' | 160.67' | 160.48' | S 14°45'00" E | 9°30'00" |
| C6 | 1174.00' | 55.53' | 55.52' | S 69°08'42" W | 2°42'36" |
| C7 | 4765.00' | 103.84' | 103.84' | S 70°42'13" E | 1°14'55" |
| C8 | 4765.00' | 11.02' | 11.02' | S 68°51'16" E | 0°07'57" |
| C9 | 4713.00' | 1.84' | 1.84' | N 68°47'57" W | 0°01'21" |
| C10 | 429.00' | 10.96' | 10.96' | S 04°55'39" W | 1°27'51" |
| C11 | 491.00' | 82.97' | 82.87' | S 09°02'10" W | 9°40'54" |
| C12 | 491.00' | 20.68' | 20.68' | S 19°17'35" W | 2°24'49" |
| C13 | 4455.00' | 7.89' | 7.89' | S 68°26'46" E | 0°06'05" |
| C14 | 4345.00' | 1638.38' | 1628.69' | N 79°11'52" W | 21°36'17" |
| C15 | 2455.00' | 273.93' | 273.79' | N 86°48'12" W | 6°23'35" |
| C16 | 25.00' | 18.91' | 18.46' | S 14°19'15" E | 43°20'30" |
| C17 | 52.00' | 165.60' | 103.98' | S 55°14'25" W | 182°27'50" |



SCALE: 1" = 300'

- LEGEND
- HZF 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - HZS 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"

**HUITT
HZ ZOLLARS**

5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
214.871.3311
www.huitt-zollars.com

EXHIBIT MAP
PLANNING AREA PA5 ANNEX BOUNDARY
260.3 ACRES
Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647
G.E. & A.H. Tandy Survey, Abstract No. 2356
I & G.N. Railroad Company Survey, Abstract No. 1995
I & G.N. Railroad Company Survey, Abstract No. 1996

PARKER COUNTY, TEXAS

BASIS OF BEARING:
Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 1983 (2011)

HZ PROJECT NO.: R303061.41

DATE: December 17, 2024

SHEET **11** OF **11**

Deed Report

Mon Dec 16 12:16:53 2024

Deed Name: WR PA5 ANNEX BNDY-REV-CLSR

Starting Coordinates: Northing 0.00, Easting 0.00

Distance Units: Feet

| Bearing | Distance | Type | Radius | Arc Len | Delta | Tangent | Description |
|---------------|----------|---------|--|---------|-----------|---------|-------------|
| N 16°21'21" W | 113.97 | LINE | | | | | TPOB |
| N 24°20'21" E | 212.31 | LINE | | | | | |
| N 06°19'56" W | 288.71 | CURVE L | 270.00 | 304.61 | 64°38'24" | 170.82 | |
| | | | Rad-In: N 64°00'44" W Rad-Out: S 51°20'52" W | | | | |
| N 00°24'33" E | 75.28 | LINE | | | | | |
| N 49°36'47" W | 19.49 | LINE | | | | | |
| N 40°21'30" E | 701.65 | LINE | | | | | |
| N 22°03'16" E | 631.25 | CURVE L | 1005.00 | 642.12 | 36°36'28" | 332.45 | |
| | | | Rad-In: N 49°38'30" W Rad-Out: N 86°14'58" W | | | | |
| N 03°45'02" E | 330.01 | LINE | | | | | |
| N 90°00'00" E | 540.09 | LINE | | | | | |
| N 30°00'00" E | 200.00 | LINE | | | | | |
| N 90°00'00" E | 615.00 | LINE | | | | | |
| S 82°36'00" E | 595.49 | LINE | | | | | |
| N 15°00'00" E | 122.79 | LINE | | | | | |
| S 89°57'18" E | 356.47 | LINE | | | | | |
| S 50°52'58" E | 606.38 | LINE | | | | | |
| S 80°31'43" E | 636.55 | LINE | | | | | |
| N 86°01'03" E | 280.26 | LINE | | | | | |
| S 04°23'45" E | 35.41 | CURVE R | 231.00 | 35.45 | 8°47'31" | 17.76 | |
| | | | Rad-In: S 81°12'30" W Rad-Out: N 89°59'59" W | | | | |
| S 00°00'00" W | 408.39 | LINE | | | | | |
| S 05°00'00" E | 149.73 | CURVE L | 859.00 | 149.92 | 10°00'00" | 75.15 | |
| | | | Rad-In: N 90°00'00" E Rad-Out: N 80°00'00" E | | | | |
| S 10°00'00" E | 100.00 | LINE | | | | | |
| S 14°45'00" E | 160.48 | CURVE L | 969.00 | 160.67 | 9°30'00" | 80.52 | |
| | | | Rad-In: N 80°00'00" E Rad-Out: N 70°30'00" E | | | | |
| S 19°30'00" E | 49.00 | LINE | | | | | |
| S 64°30'00" E | 21.21 | LINE | | | | | |
| S 19°30'00" E | 52.00 | LINE | | | | | |
| S 25°30'00" W | 21.21 | LINE | | | | | |
| S 70°30'00" W | 62.00 | CURVE L | 15500.02 | 62.00 | 0°13'45" | 31.00 | |
| | | | Rad-In: S 19°23'07" E Rad-Out: S 19°36'53" E | | | | |
| N 64°30'00" W | 21.21 | LINE | | | | | |
| S 70°30'00" W | 54.00 | LINE | | | | | |
| S 69°08'42" W | 55.52 | CURVE L | 1174.00 | 55.53 | 2°42'36" | 27.77 | |
| | | | Rad-In: S 19°30'00" E Rad-Out: S 22°12'36" E | | | | |
| S 22°12'36" E | 74.19 | LINE | | | | | |
| S 19°30'00" E | 210.00 | LINE | | | | | |
| S 19°25'15" E | 59.65 | LINE | | | | | |
| S 07°11'34" E | 61.35 | LINE | | | | | |
| S 06°42'16" E | 122.78 | LINE | | | | | |
| S 01°35'32" W | 47.57 | LINE | | | | | |
| S 09°53'20" W | 122.78 | LINE | | | | | |
| S 07°33'35" W | 48.77 | LINE | | | | | |
| S 20°30'00" W | 192.50 | LINE | | | | | |
| S 70°42'13" E | 103.84 | CURVE R | 4765.00 | 103.84 | 1°14'55" | 51.92 | |
| | | | Rad-In: S 18°40'20" W Rad-Out: S 19°55'14" W | | | | |
| N 67°38'50" E | 22.17 | LINE | | | | | |
| S 69°30'00" E | 63.87 | LINE | | | | | |
| S 26°38'50" E | 22.17 | LINE | | | | | |

| | | | | | | | |
|---------------|---------|---------|---------|---------|-----------------------|------------------------|--|
| S 68°51'16" E | 11.02 | CURVE R | 4765.00 | 11.02 | 0°07'57" | 5.51 | |
| | | | | | Rad-In: S 21°04'45" W | Rad-Out: S 21°12'43" W | |
| S 21°12'43" W | 52.00 | LINE | | | | | |
| N 68°47'57" W | 1.84 | CURVE L | 4713.00 | 1.84 | 0°01'21" | 0.92 | |
| | | | | | Rad-In: S 21°12'43" W | Rad-Out: S 21°11'23" W | |
| S 58°52'48" W | 18.38 | LINE | | | | | |
| S 04°55'39" W | 10.96 | CURVE L | 429.00 | 10.96 | 1°27'51" | 5.48 | |
| | | | | | Rad-In: S 84°20'26" E | Rad-Out: S 85°48'17" E | |
| S 09°02'10" W | 82.87 | CURVE R | 491.00 | 82.97 | 9°40'54" | 41.58 | |
| | | | | | Rad-In: N 85°48'17" W | Rad-Out: N 76°07'23" W | |
| S 27°04'43" E | 14.97 | LINE | | | | | |
| S 15°58'58" W | 16.07 | LINE | | | | | |
| S 64°27'07" W | 13.65 | LINE | | | | | |
| S 19°17'35" W | 20.68 | CURVE R | 491.00 | 20.68 | 2°24'49" | 10.34 | |
| | | | | | Rad-In: N 71°54'50" W | Rad-Out: N 69°30'01" W | |
| S 20°30'00" W | 85.36 | LINE | | | | | |
| S 24°01'38" E | 14.26 | LINE | | | | | |
| S 68°26'46" E | 7.89 | CURVE R | 4455.00 | 7.89 | 0°06'05" | 3.95 | |
| | | | | | Rad-In: S 21°30'11" W | Rad-Out: S 21°36'17" W | |
| S 21°36'17" W | 110.00 | LINE | | | | | |
| N 79°11'52" W | 1628.69 | CURVE L | 4345.00 | 1638.38 | 21°36'17" | 829.04 | |
| | | | | | Rad-In: S 21°36'16" W | Rad-Out: S 00°00'00" E | |
| N 90°00'00" W | 150.00 | LINE | | | | | |
| N 86°48'12" W | 273.79 | CURVE R | 2455.00 | 273.93 | 6°23'35" | 137.11 | |
| | | | | | Rad-In: N 00°00'00" E | Rad-Out: N 06°23'36" E | |
| S 51°55'48" W | 14.25 | LINE | | | | | |
| S 07°21'00" W | 221.35 | LINE | | | | | |
| S 14°19'15" E | 18.46 | CURVE L | 25.00 | 18.91 | 43°20'30" | 9.93 | |
| | | | | | Rad-In: S 82°39'00" E | Rad-Out: N 54°00'30" E | |
| S 55°14'25" W | 103.98 | CURVE R | 52.00 | 165.60 | 182°27'50" | 2418.06 | |
| | | | | | Rad-In: S 54°00'30" W | Rad-Out: N 56°28'20" E | |
| S 08°47'10" W | 264.49 | LINE | | | | | |
| S 23°02'20" W | 586.09 | LINE | | | | | |
| N 66°57'40" W | 2330.65 | LINE | | | | | |
| N 23°02'20" E | 430.97 | LINE | | | | | |

Ending Coordinates: Northing -0.01, Easting -0.01

Area: 11340643.99 S.F., 260.3454 Acres

Total Perimeter Distance: 15363.34

Closure Error Distance: 0.01 Error Bearing: S 32°07'53" W

Closure Precision: 1 in 1428239.8