

**PROPERTY DESCRIPTION**  
**TRACT TWO**  
**54.63 ACRES**

**BEING A TRACT OF LAND LOCATED IN THE H. HILL SURVEY, ABSTRACT NO. 173, ROBERTSON COUNTY, TEXAS AND BEING PART OF A CALLED 73.750 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 641, PAGE 493 OFFICIAL PUBLIC RECORDS, ROBERTSON COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** AT A 5/8" IRON ROD WITH A CAP STAMPED "TLS RPLS 6410" FOUND FOR THE SOUTHWEST CORNER OF SAID 73.750 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 105.948 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 591, PAGE 359, O.P.R.R.C.T., SAID 5/8" IRON ROD FOUND ALSO BEING IN THE EAST LINE OF BECK PRAIRIE ROAD;

**THENCE**, WITH THE WEST LINE OF SAID 73.750 ACRE TRACT AND THE EAST LINE OF SAID BECK PRAIRIE ROAD AND ALSO GENERALLY WITH A WIRE FENCE, THE FOLLOWING BEARINGS AND DISTANCES:

N 31°17'46" W, A DISTANCE OF 71.54 FEET TO A 42" OAK TREE FOUND;

N 31°13'40" W, A DISTANCE OF 1071.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

**THENCE**, CROSSING SAID 73.750 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 59°44'01" E, A DISTANCE OF 873.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

N 74°21'56" E, A DISTANCE OF 198.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

N 58°04'25" E, A DISTANCE OF 1106.46 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6462" SET IN THE EAST LINE OF SAID 73.750 ACRE AND THE WEST LINE OF SAID 105.948 ACRE TRACT;

**THENCE**, S 32°12'12" E, A DISTANCE OF 1061.80 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 73.750 ACRE TRACT AND AN ELL CORNER OF SAID 105.948 ACRE TRACT;

**THENCE**, S 58°04'25" W, A DISTANCE OF 2188.78 FEET TO THE **POINT OF BEGINNING AND CONTAINING 54.63 ACRES OF LAND**, AS SURVEYED ON THE GROUND NOVEMBER 18, 2022 UNDER THE SUPERVISION OF JEREMY WILLIAMSON R.P.L.S. NO. 6462. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

