



BROHN HOMES
B.D. BASSFORD SURVEY NO. 625, ABS. NO. 84
82.807 ACRES

DESCRIPTION OF 82.807 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE B.D. BASSFORD SURVEY NO. 625, ABS. NO. 84, BEING PORTIONS OF THOSE CERTAIN 71.10 ACRE AND 11.80 ACRE TRACTS, DESCRIBED IN A DEED OF RECORD TO CLAYTON PROPERTIES GROUP, INC. (D.B.A. BROHN HOMES), IN DOCUMENT NO. 2018073892, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 82.807 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found at the common southerly corner of Lots 5 and 6, Hillside Springs, a subdivision of record in Book 41, Page 50, Plat Records of Travis County, Texas, same being the northwesterly corner of Lot 16, Tanglewood West, a subdivision of record in Book 77, Page 337, Plat Records of Travis County, Texas, for the northeasterly corner of said 71.10 Acre Tract and the herein described tract;

THENCE with the westerly line of said Tanglewood West and the easterly line of said 71.10 Acre Tract, the following seven (7) courses and distances:

1. S28°15'33"W, a distance of 67.78 feet to a 1/2" iron rod found;
2. S28°14'52"W, a distance of 335.42 feet to a 1/2" iron rod found;
3. S28°21'34"W, a distance of 198.03 feet to a 1/2" iron rod found;
4. S28°20'36"W, a distance of 198.04 feet to a 1/2" iron rod found;
5. S28°22'01"W, a distance of 198.01 feet to a 1/2" iron rod found;
6. S28°17'42"W, a distance of 456.36 feet to a 1/2" iron rod found;
7. S28°30'15"W, a distance of 192.57 feet to a 1/2" iron pipe found at the southwesterly corner of said Tanglewood West, same being the northwesterly corner of that certain 13.3269 Acre Tract, described in a deed of record to Circle Drive Biz Park, LLC, in Document No. 2015097005, Official Public Records of Travis County, Texas;

THENCE continuing with the easterly line of said 71.10 Acre Tract, being in part the westerly line of said 13.3269 Acre Tract, and in part the northerly and westerly lines of that certain 6.739 Acre Tract, described in a deed of record to H. Lynn Brown, Et Ux, in Document No. 2009159936, Official Public Records of Travis County, Texas, the following three (3) courses and distances:

1. S28°03'12"W, a distance of 60.50 feet to a 1" iron pipe found at the northeasterly corner of said 6.739 Acre Tract, for the most easterly southeast corner of said 71.10 Acre Tract and the herein described tract;
2. N73°20'37"W, a distance of 231.32 feet to a 1" iron pipe found at the northwesterly corner of said 6.739 Acre Tract;



3. S41°51'18"W, a distance of 877.84 feet to an iron rod with "Doucet" Cap found in the westerly line of said 6.739 Acre Tract, at the northeasterly corner of that certain 0.0676 Acre Tract, dedicated for right-of-way, in Document No. 2023140476, Official Public Records of Travis County, Texas, for the most southerly southeast corner of the herein described tract;

THENCE N62°15'06"W, over and across said 71.10 Acre Tract, with the northerly line of said 0.0676 Acre Tract, a distance of 148.29 feet to an iron rod with "Doucet" Cap found in the easterly line of that certain 7.00 Acre Tract, described in a deed of record to David Austin Smith, Et Ux, in Document No. 2021038004, Official Public Records of Travis County, Texas, at the northwesterly corner of said 0.0676 Acre Tract;

THENCE continuing with the southerly line of said 71.10 Acre Tract, same being in part, the easterly and northerly lines of said 7.00 Acre Tract, in part the northerly line of that certain 5.09 Acre Tract, described in a deed of record to Ponder Parker Revocable Trust, in Document No. 2015113989, Official Public Records of Travis County, Texas, and in part the northerly line of that certain 5.001 Acre Tract, described in a deed of record to Anthony R. Powell and Diane Powell, in Document No. 1999135507, Official Public Records of Travis County, Texas, the following five (5) courses and distances:

1. N28°53'11"E, a distance of 846.07 feet to a 1/2" iron rod found at the northeasterly corner of said 7.00 Acre Tract;
2. N73°16'26"W, a distance of 276.51 feet to a 1/2" iron rod found;
3. N72°53'20"W, a distance of 98.61 feet to an iron rod with "G&R" Cap set at the common northerly corner of said 7.00 Acre Tract and said 5.09 Acre Tract;
4. N72°51'51"W, a distance of 299.14 feet to a 1/2" iron rod found at the common northerly corner of said 5.09 Acre Tract and said 5.001 Acre Tract;
5. N73°17'45"W, a distance of 313.89 feet to a 3/8" iron rod found in the easterly line of said 11.80 Acre Tract, at the northwesterly corner of said 5.001 Acre Tract, same being the southwest corner of said 71.10 Acre Tract;

THENCE S28°19'41"W, with the easterly line of said 11.80 Acre Tract and the westerly line of said 5.001 Acre Tract, a distance of 650.19 feet to an iron rod with "Doucet" Cap found at the northeasterly corner of that certain 0.0364 Acre Tract, dedicated for right-of-way, in Document No. 2023140477, Official Public Records of Travis County, Texas;

THENCE N62°09'33"W, over and across said 11.80 Acre Tract, with the northerly line of said 0.0364 Acre Tract, a distance of 60.13 feet to an iron rod with "Doucet" Cap found in the easterly line of that certain 14.905 Acre Tract, described in a deed of record to Lone Star Land Partners, LLC, in Document No. 2020198296, Official Public Records of Travis County, Texas, at the northwesterly corner of said 0.0364 Acre Tract, for the most southerly southwest corner of the herein described tract;

THENCE with the westerly line of said 11.80 Acre Tract, same being in part, the easterly and northerly lines of said 14.905 Acre Tract, the following three (3) courses and distances:

1. N28°18'39"E, a distance of 614.94 feet to a 1/2" iron rod found;
2. N28°19'07"E, a distance of 1129.06 feet to a 1/2" iron pipe found at the northeasterly corner of said 14.905 Acre Tract;



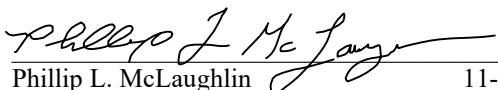
3. N61°39'08"W, a distance of 518.14 feet to a 1/2" iron pipe found in the easterly line of that certain 182.917 Acre Tract, conveyed to Stoneridge Capital Partners, Ltd. In Document No. 2005210732, and described in a deed of record in Document No. 2004000597, both recorded in the Official Public Records of Travis County, Texas, for the most westerly southwest corner of said 11.80 Acre Tract and the herein described tract;

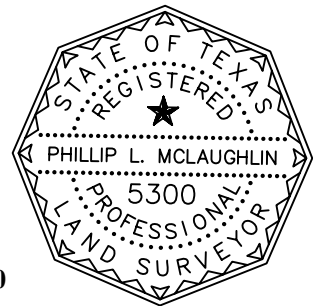
THENCE continuing with the westerly line of said 11.80 Acre Tract, same being the easterly line of said 182.917 Acre Tract, the following four (4) courses and distances:

1. N27°56'09"E, a distance of 65.21 feet to a 1/2" iron pipe found;
2. N28°12'14"E, a distance of 223.01 feet to a 1/2" iron pipe found;
3. N28°12'47"E, a distance of 246.77 feet to a 1/2" iron pipe found;
4. N28°07'56"E, a distance of 321.00 feet to a 1/2" iron rod found at the southwesterly corner of that certain 10.00 Acre Tract, described in a deed of record to Hillside Rocky Dog, LLC, in Document No. 2018071238, Official Public Records of Travis County, Texas, for the northwesterly corner of said 11.80 Acre Tract and the herein described tract;

THENCE with the northerly lines of said 11.80 Acre Tract and said 71.10 Acre Tract, same being in part, the southerly lines of said 10.00 Acre Tract, that certain 7.54 Acre Tract, described in a deed of record to Rocky K, LLC, in Document No. 2018071374, Official Public Records of Travis County, Texas, and said Hillside Springs Subdivision, the following six (6) courses and distances:

1. S62°00'45"E, a distance of 302.14 feet to a 1/2" iron rod found;
2. S61°42'12"E, a distance of 65.78 feet to a 1/2" iron rod found at the common northerly corner of said 11.80 Acre Tract and said 71.10 Acre Tract;
3. S61°35'43"E, a distance of 309.43 feet to a 1/2" iron rod found at the common southerly corner of said 10.00 Acre Tract and said 7.54 Acre Tract;
4. S62°02'14"E, a distance of 665.61 feet to an iron rod found in Cedar at the common southerly corner of said 7.54 Acre Tract and said Hillside Springs Subdivision;
5. S61°58'59"E, a distance of 368.21 feet to a 1/2" iron pipe found at the common southerly corner of Lots 6 and 7, of said Hillside Springs Subdivision;
6. S61°52'30"E, a distance of 410.19 feet to the **POINT OF BEGINNING**, having an area of 82.807 acres of land, more or less.


Phillip L. McLaughlin 11-05-2025
Registered Professional Land Surveyor
State of Texas No. 5300



Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.
Distances are surface values with a combined surface adjustment factor of 1.000100
G&R Surveying Project No. 24243 Attachments: 24243_GR-MUD-BND-EX

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