

REAL ESTATE CONTRACT

CR 110 Right of Way—Parcels 4S, 13S, 20S, 43S, 2M

THIS REAL ESTATE CONTRACT (“Contract”) is made by SIENA NORTH DEVCO, INC. (referred to in this Contract as “Seller”) and WILLIAMSON COUNTY, TEXAS (referred to in this Contract as “Purchaser”), upon the terms and conditions set forth in this Contract.

ARTICLE I PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 3.091 acres (134,639 Sq. Ft.) tract of land in the R. McNutt Survey, Abstract No. 422, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel 4S**); and

All of that certain 2.019 acres (87,964 Sq. Ft.) tract of land in the R. McNutt Survey, Abstract No. 422, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “B”, attached hereto and incorporated herein (**Parcel 13S**); and

All of that certain 0.256 acre (11,169 Sq. Ft.) tract of land in the R. McNutt Survey, Abstract No. 422, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “C”, attached hereto and incorporated herein (**Parcel 20S**); and

All of that certain 0.742 acre (32,319 Sq. Ft.) tract of land in the WM. Dunn Survey, Abstract No. 196, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “D”, attached hereto and incorporated herein (**Parcel 43S**); and

All of that certain 0.914 acre (39,815 Sq. Ft.) tract of land in the William Dunn Survey, Abstract No. 196, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “E”, attached hereto and incorporated herein (**Parcel 2M**)

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the “Property”), and any improvements situated on and attached to the Property described in Exhibits “A-E” not

otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property described in Exhibits "A-E", compensation for any improvements on the Property, and any damage or cost of cure for the remaining property of Seller arising out of this conveyance shall be the sum of FIVE HUNDRED SIXTY ONE THOUSAND SEVEN HUNDRED SIXTY and 00/100 Dollars (\$561,760.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash at the Closing.

ARTICLE III PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

ARTICLE IV REPRESENTATIONS AND WARRANTIES OF SELLER

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

(1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;

(2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

The Property herein is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING
Closing Date

5.01. The Closing shall be held at the office of Independence Title Company on or before July 29th, 2016, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the “Closing Date”).

Seller’s Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibits “A-E”, free and clear of any and all liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

The Deed shall be in the form as shown in Exhibit “F” attached hereto and incorporated herein.

(2) Deliver to Purchaser a Texas Owner’s Title Policy at Purchaser’s sole expense, issued by Title Company, in Grantee’s favor in the full amount of the purchase price, insuring Purchaser’s contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner’s Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;

- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".
- (d) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price.

Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the Closing Date and shall be adjusted in cash at the closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each party incurring them respectively.

ARTICLE VI BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

**ARTICLE VII
BREACH BY PURCHASER**

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

**ARTICLE VIII
MISCELLANEOUS**

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

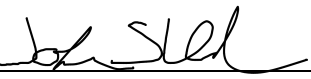
Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

[signature page follows]

SELLER:

SIENA NORTH DEVCO, INC.

By: 

Name: John S. Lloyd

Its: President

Date: 6/30/16

Address: 4720-4 Rockcliff Rd

Austin, TX 78746

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

EXHIBIT A

County: Williamson
Parcel No.: 4S
Highway: CR 110
Limits: From: U.S. Highway 79
To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR PARCEL 4S

DESCRIPTION OF A 3.091 ACRE (134,639 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 68.96 ACRE TRACT OF LAND, TRACT 3, AND A PORTION OF A CALLED 12.01 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO SIENA KYLE COMMERCIAL, LP. AND RECORDED IN DOCUMENT NO. 2008000334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 3.091 ACRE (134,639 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 1,775.60 feet right of Engineer's Centerline Station (E.C.S.) 117+48.20, said point being the southeast corner of said 79.47 acre tract, same being the northeast corner of a called 38.673 acre tract of land as described in a deed to Grant & Mark Kaiser and recorded in Document No. 2011065991, O.P.R.W.C.TX.;

THENCE S 87°24'17" W, with the common line between the said 68.96 acre tract and the said 38.673 acre tract, a distance of 1,707.63 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 117+58.61, for the **POINT OF BEGINNING** (Grid = N: 10170275.55, E: 3156634.32) of the parcel described herein, said point being on the proposed east right-of-way line of County Road (CR) 110;

- 1) **THENCE** S 87°24'05" W, continuing with the common line between said 68.96 acre tract and the said 38.673 acre tract, a distance of 70.26 feet to a concrete monument found 2.25 feet left of E.C.S. 117+59.04, on the existing east right-of-way line of CR 110, a variable width right-of-way (no record information found), from which a 1/2-inch iron rod found 1.56 feet left of E.C.S. 117+59.14, bears N 80°11'24" E, a distance of 0.70 feet, for a **POINT OF REFERENCE**;

THENCE, with the existing east line of said CR 110, same being the west line of said 68.96 acre tract and said 12.01 acre tract, the following three (3) courses and distances numbered 2 through 4:

- 2) N 02°17'39" W, a distance of 59.95 feet to a 1/2-inch iron rod found 1.60 feet left of E.C.S. 118+26.50, same being the southwest corner of said 12.01 acre tract,
- 3) N 02°19'55" W, a distance of 1,762.96 feet to a 1/2-inch iron rod 8.80 feet right of E.C.S. 135+81.98, same being the northwest corner of said 12.01 acre tract, and
- 4) N 02°18'42" W, a distance of 167.10 feet to a 1/2-inch iron rod 8.91 feet right of E.C.S. 137+49.08, said point being the northwest corner of said 68.96 acre tract;

- 5) **THENCE** N 87°51'48" E, with the existing east line of said CR 110, same being the north line of said 68.96 acre tract, a distance of 70.34 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 79.29 feet right of E.C.S. 137+48.80, said point being the southwest corner of a called 1.54 acre tract of land as described as Lot 1-A, Block AA, Siena Phase 1, Section 24 in a deed to SEDC DEVCO, Inc. and recorded in Document No. 2013086194, O.P.R.W.C.TX.;

THENCE, over and across said 68.96 acre tract and said 12.01 acre tract, with the proposed east right-of-way line of CR 110, the following three (3) courses and distances numbered 6 through 8:

- 6) S 02°22'42" E, a distance of 811.73 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 79.50 feet right of E.C.S. 129+37.07,
- 7) S 00°16'04" E, a distance of 287.58 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 126+48.99, and
- 8) S 02°56'41" E, a distance of 890.38 feet to the **POINT OF BEGINNING**, and containing 3.091 acres (134,639 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

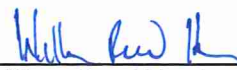
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of October, 2015.

SURVEYING AND MAPPING, LLC.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300



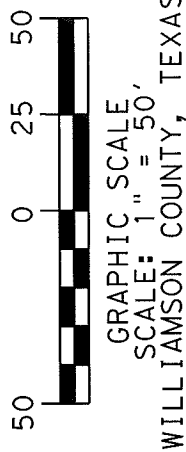
William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- P.O.B.
- P.O.C.
- P.O.R.
- P.T.
- P.I.
- N.T.S.
- D.R.W.C.TX.
- O.R.W.C.TX.
- O.P.R.W.C.TX.

R.MCNUTT SURVEY,
ABSTRACT 422



EXISTING ROW LINE

COUNTY ROAD 110

VARIABLE WIDTH ROW

(NO RECORD INFORMATION FOUND)

(N00°33'09"E)
(1,762.76')

1,762.96'

N02°19'55"W

ENGINEER'S CENTERLINE
N 02°56'41" W 1,308.89'

L3(L3) 118+26.50
1.60' LT

P.O.B.
117+58.61
68.00' RT

GRID COORDINATE
N: 10170275.55
E: 3156634.32

S02°56'41"E 890.38'

(4S)

PROPOSED ROW LINE

GRANT AND MARK KAISER

CALLED 38.673 ACRES

DOC. NO. 2011065991

O.P.R.W.C.TX.

DOC. NO. 2008000334

O.P.R.W.C.TX.

TRACT 4

SIENNA KYLE COMMERCIAL, LP

CALLLED 68.96 ACRES

O.P.R.W.C.TX.

TRACT 3

SIENNA KYLE COMMERCIAL, LP

CALLLED 12.01 ACRES

O.P.R.W.C.TX.

DOC. NO. 2008000334

O.P.R.W.C.TX.

TRACT 3

SIENNA KYLE COMMERCIAL, LP

CALLLED 12.01 ACRES

O.P.R.W.C.TX.

DOC. NO. 2008000334

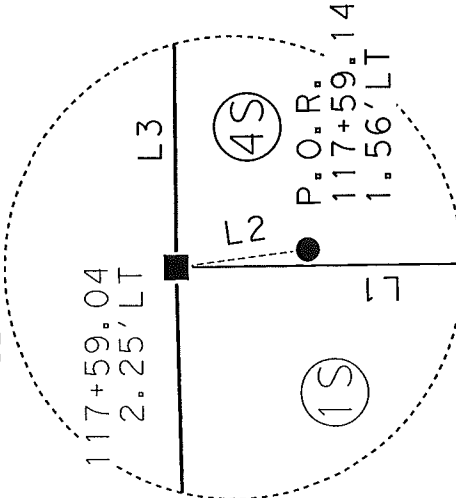
O.P.R.W.C.TX.

TRACT 3

SIENNA KYLE COMMERCIAL, LP

CALLLED 12.01 ACRES

DETAIL "A"



NOT TO SCALE

LINE NO.	BEARING	DISTANCE
L1	S87°24'05"W	70.26'
L2	N80°11'24"E	0.70'
L3	N02°17'39"W	59.95'
(L3)	(N00°33'09"E)	(60')

LINE TABLE

PAGE 3 OF 7
REF. FIELD NOTE NO. 18005

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DATE: 10/21/2015
FILE: J:\101405067\100\Survey\06Plats\Parcel 4Sa.dgn

EXISTING	*80.97 AC.	ACQUIRE	3.091 AC.	REMAINING	77.88 AC.	RIGHT
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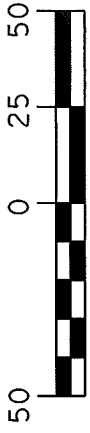


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Total Firm Registration No. 10064500

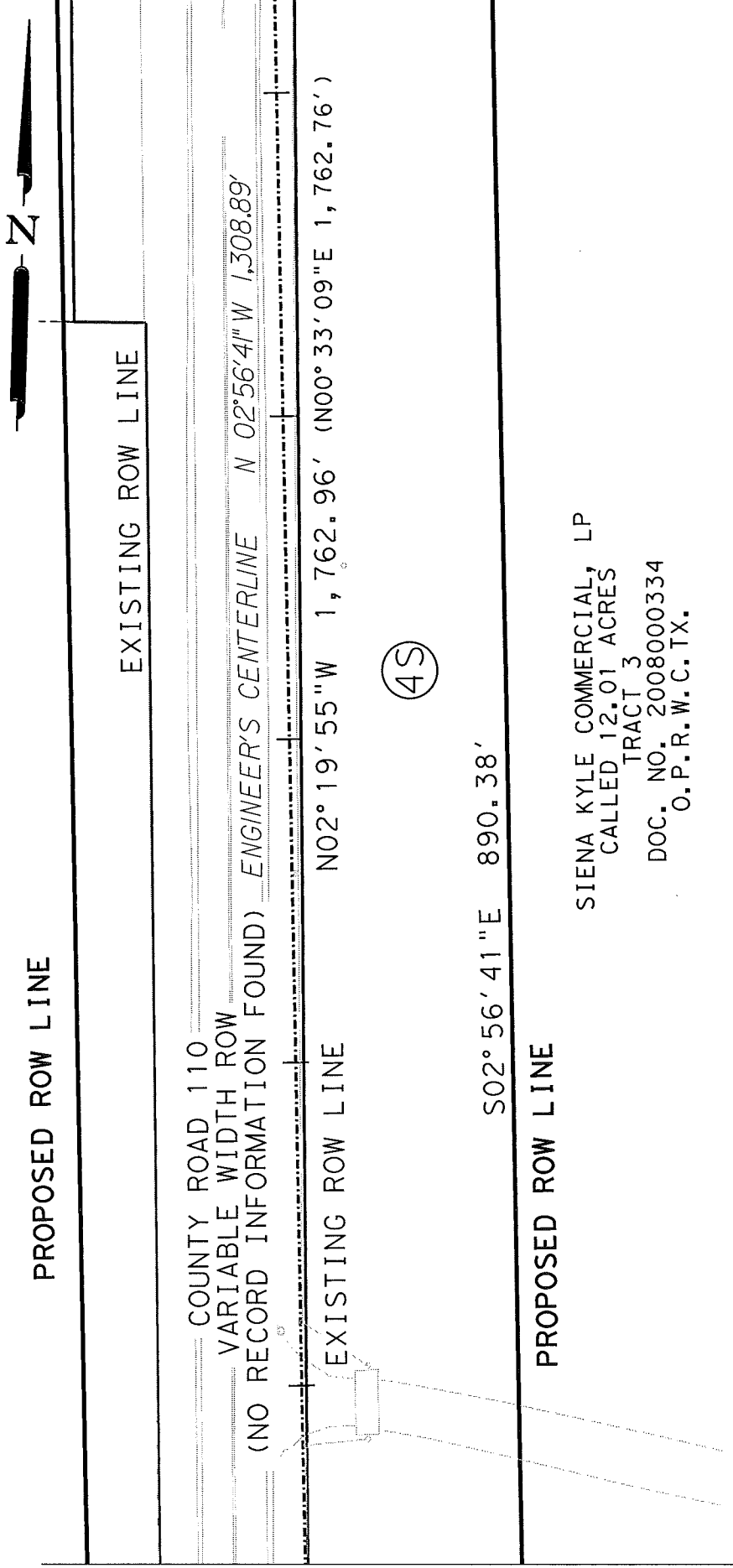
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENNA KYLE COMMERCIAL, LP
PARCEL 4S
3.091 AC. (134,639 SQ. FT.)

MATCH LINE PAGE 4 OF 7

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS



MATCH LINE PAGE 3 OF 7

MATCH LINE PAGE 5 OF 7

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DATE: 10/21/2015
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EXISTING	*80.97 AC.	ACQUIRE	3.091 AC.	REMAINING	77.88 AC.	RIGHT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0375
Fax: (512) 526-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENNA KYLE COMMERCIAL, LP
PARCEL 4S
3.091 AC. (134,639 SQ. FT.)

PAGE 4 OF 7
REF. FIELD NOTE NO. 18005

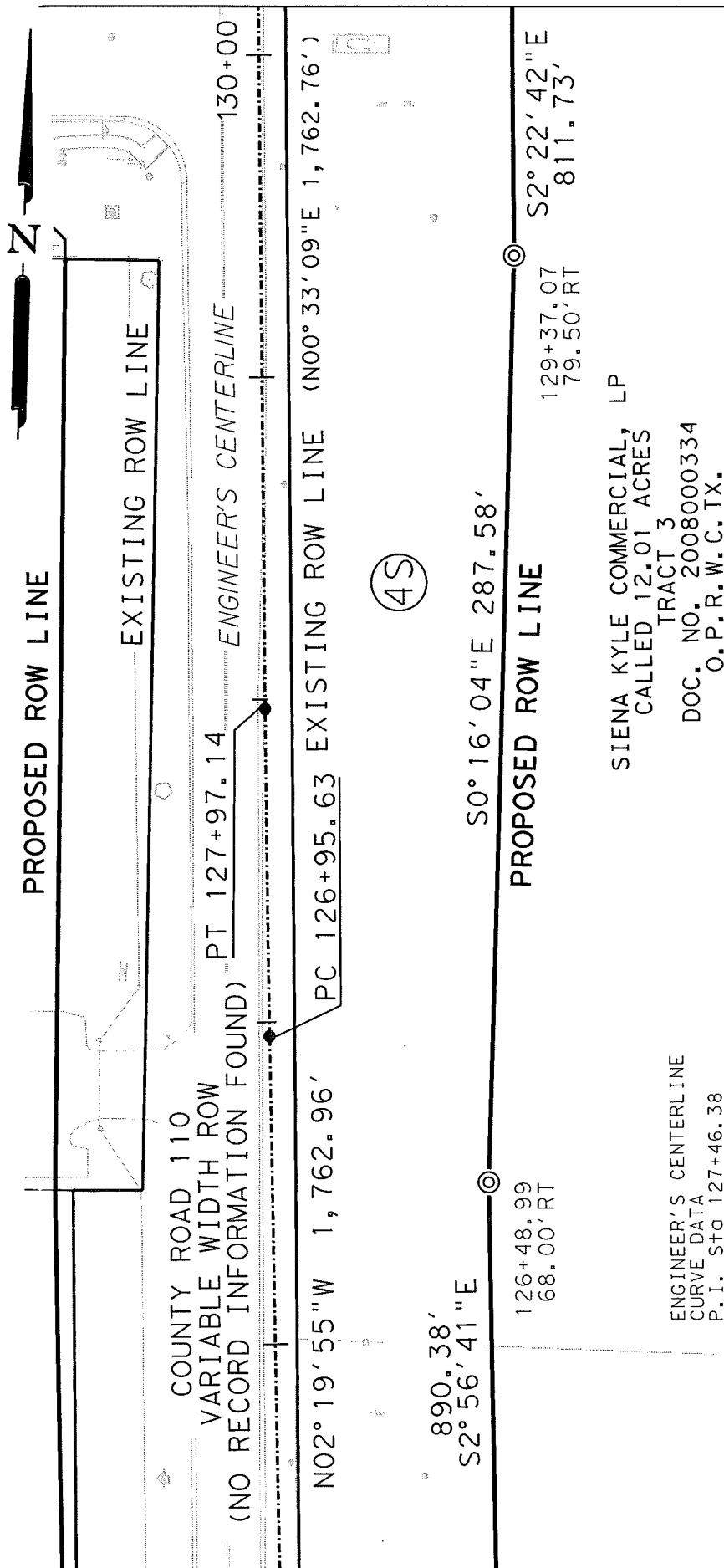
SIENNA KYLE COMMERCIAL, LP
CALLED 12.01 ACRES
TRACT 3
DOC. NO. 2008000334
O.P.R.W.C. TX.

4S

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS



MATCH LINE PAGE 6 OF 7

MATCH LINE PAGE 4 OF 7

SIENNA KYLE COMMERCIAL, LP
CALLED 12.01 ACRES
TRACT 3
DOC. NO. 2008000334
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 127+46.38
N 10,172,478.954
E 3,156,894.464
Δ = 00° 34' 54" (RT)
D = 50.75'
T = 50.75'
L = 101.51'
R = 10,000.00'
P.C. Sta 126+95.63
P.T. Sta 127+97.14

TIME: 7:47:59 AM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plats\Parcel 45c.dgn

PAGE 5 OF 7
REF. FIELD NOTE NO. 18005

EXISTING	*80.97 AC.	ACQUIRE	3.091 AC.	REMAINING	77.88 AC.	RIGHT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENNA KYLE COMMERCIAL, LP
PARCEL 45
3.091 AC. (134,639 SQ. FT.)



GRAPHIC SCALE
SCALE: 1" = 50'

WILLIAMSON COUNTY, TEXAS

R. MCNUITT SURVEY,
ABSTRACT 422



EXISTING ROW LINE

ENGINEER'S CENTERLINE N 02°21'47" W 4,255.41'

134+00

EXISTING ROW LINE (N00°33'09"E 1,762.76') N02°19'55"W 1,762.96'

(4S)

S02°22'42"E 811.73'

PROPOSED ROW LINE

SIENA KYLE COMMERCIAL, LP
CALLED 12.01 ACRES
TRACT 3
DOC. NO. 2008000334
O.P.R.W.C. TX.

SIENA KYLE COMMERCIAL, LP
CALLED 68.96 ACRES
TRACT 4
DOC. NO. 2008000334
O.P.R.W.C. TX.

MATCH LINE PAGE 7 OF 7

MATCH LINE PAGE 5 OF 7

TIME: 7:49:38 AM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plots\Parcel 4S.dgn

PAGE 6 OF 7
REF. FIELD NOTE NO. 18005

EXISTING	*80.97 AC.	ACQUIRE	3.091 AC.	REMAINING	77.88 AC.	RIGHT
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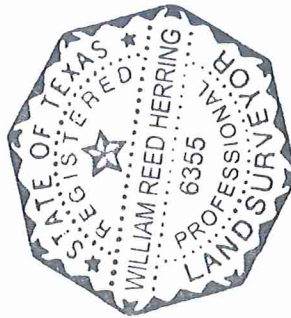


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENNA KYLE COMMERCIAL, LP
PARCEL 4S
3.091 AC. (134,639 SQ. FT.)

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
 - AREA CALCULATED BY SAM, LLC.
- I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William Reed Herring
 WILLIAM REED HERRING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6355, STATE OF TEXAS

10/21/2015
 DATE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L4	N87°51'48"E	70.34'
(L4)	(S89°28'38"E)	(1,775.74')

R.MCNUTT SURVEY,
 ABSTRACT 422

GRAPHIC SCALE
 SCALE: 1" = 50'

WILLIAMSON COUNTY, TEXAS

EXISTING ROW LINE

COUNTY ROAD 110
 VARIABLE WIDTH ROW
 (NO RECORD INFORMATION FOUND)

N 02°21'47" W 4,255.41'
 ENGINEER'S CENTERLINE

137+00

(N00°33'09"E)
 (1,762.76')

PAGE 6 OF 7
 MATCH LINE

N02°19'55"W
 1,762.96'

137+49.08
 8.91' RT

135+81.98
 8.80' RT

SIENNA KYLE COMMERCIAL, LP
 CALLED 12.01 ACRES
 TRACT 3
 DOC. NO. 2008000334
 O.P.R.W.C.TX.

(4S)

S02°22'42"E 811.73' PROPOSED ROW LINE

137+48.80
 79.29' RT

EXISTING
 ROW LINE

SIENNA KYLE COMMERCIAL, LP
 CALLED 68.96 ACRES
 TRACT 4
 DOC. NO. 2008000334
 O.P.R.W.C.TX.

SEDC DEVCO, INC.
 CALLED 1.54 ACRES
 SIENNA PHASE 1, SECTION 24
 BLOCK AA, LOT 1-A
 DOC. NO. 2013086194
 O.P.R.W.C.TX.

TIME: 7:53:59 AM
 DATE: 10/21/2015
 FILE: J:\1014035067\100\Survey\06Plots\Parcel 4Se.dgn

PAGE 7 OF 7
 REF. FIELD NOTE NO. 18005

EXISTING	*80.97 AC.	ACQUIRE	3.091 AC.	REMAINING	77.88 AC.	RIGHT
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4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 526-3029
 Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 SIENNA KYLE COMMERCIAL, LP
 PARCEL 4S
 3.091 AC. (134,639 SQ. FT.)

EXHIBIT B

County: Williamson
Parcel No.: 13S
Highway: CR 110
Limits: From: U.S. Highway 79
To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR PARCEL 13S

DESCRIPTION OF A 2.019 ACRE (87,964 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.547 ACRE TRACT OF LAND, TRACT 2, AS DESCRIBED IN A DEED TO SIENA KYLE COMMERCIAL, LP AND RECORDED IN DOCUMENT NO. 2008000334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 2.019 ACRE (87,964 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found 217.00 feet right of Engineer's Centerline Station (E.C.S.) 172+09.62, said point being the most northerly corner of said 18.547 acre tract, same being an interior southern corner of a called 291.9779 acre tract of land as described in a deed to SEDC DEVCO, Inc. and recorded in Document No. 2013084236, O.P.R.W.C.TX.;

THENCE S 87°38'24" W, with the common line of said 18.547 acre tract and said 291.9779 acre tract, a distance of 149.00 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 172+09.63, same being on the proposed east right-of-way line of County Road (CR) 110, for the **POINT OF BEGINNING** (Grid = N: 10175720.12, E: 3156399.60) of the parcel described herein;

- 1) **THENCE** S 02°21'47" E, over and across said 18.547 acre tract, with the proposed east right-of-way line of CR 110, a distance of 1,517.87 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet left of E.C.S. 156+91.75, said point being on the north line of said 291.9779 acre tract, same being the south line of said 18.547 acre tract, same being on the existing east right-of-way line of CR 110 (a variable width right-of-way), no record information found;
- 2) **THENCE** S 32°12'41" W, with the existing east right-of-way line of said CR 110, same being the south line of said 18.547 acre tract, a distance of 47.86 feet to a 1/2-inch iron rod found 40.84 feet left of E.C.S. 156+52.35, said point being the south corner of said 18.547 acre tract;
- 3) **THENCE** S 87°31'31" W, continuing with the existing east right-of-way line of said CR 110, same being the south line of said 18.547 acre tract, a distance of 30.90 feet to a calculated point for the southwest corner of said 18.547 acre tract, and the tract described herein;
- 4) **THENCE** N 02°19'24" W, with the existing east right-of-way line of said CR 110, same being the west line of said 18.547 acre tract, a distance of 1,532.42 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 11.00 feet right of E.C.S. 171+84.70, said point being the northwest corner of said 18.547 acre tract, same being the southwest corner of said 291.9779 acre tract;

THENCE, with the common line of said 18.547 acre tract and said 291.9779 acre tract, the following three (3) courses and distances numbered 5 through 7:

- 5) N 87°37'35" E, a distance of 30.96 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 41.96 feet right of E.C.S. 171+84.71,

- 6) N 42°49'37" E, a distance of 35.36 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 67.04 feet right of E.C.S. 171+09.63, and
- 7) N 87°38'24" E, a distance of 0.96 feet to the **POINT OF BEGINNING**, and containing 2.019 acre (87,964 sq. ft.) of land, more or less.

*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

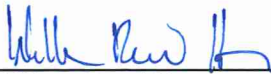
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of October, 2015.

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300



William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110
VARIABLE WIDTH ROW

ENGINEER'S CENTERLINE N 02°21'47"W 4,459.721'

170+00 (NO RECORD INFORMATION FOUND)

EXISTING ROW LINE

N02°19'24"W 1,532.42'

"RJ SURVEYING"

171+84.70
11.00' RT

"RJ SURVEYING"
171+84.71
41.96' RT

PROPOSED ROW LINE

S02°21'47"E 1,517.87'

P.O.B. DETAIL "A"



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS



LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOT TO SCALE

DETAIL "A"

"RJ SURVEYING"
171+09.63
67.04' RT

1,517.87'
S02°21'47"E

P.O.B.
"RJ SURVEYING"
172+09.63
68.00' RT
GRID COORDINATE
N: 10175720.12
E: 3156399.60

SIENA KYLE COMMERCIAL, LP
CALLED 18.547 ACRES
TRACT 2
DOC. NO. 2008000334
O.P.R.W.C.TX.

SEDC DEVCO, INC.
CALLED 291.9779 ACRES
DOC. NO. 2013084236
O.P.R.W.C.TX.

R. MCNUTT SURVEY,
ABSTRACT 422

P.O.C.
"RJ SURVEYING"
172+09.62
217.00' RT

TIME: 9:34:32 AM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plots\Parcel 135a.dgn

PAGE 3 OF 6
REF. FIELD NOTE NO. 18273

EXISTING	ACQUIRE	REMAINING
18.547 AC.	2.019 AC.	16.528 AC.

LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0375
Fax: (512) 526-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 135
2.019 AC. (87,964 SQ. FT.)

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ RECORD INFORMATION
- ℙ PUBLIC UTILITY EASEMENT
- ℙ P.O.B. POINT OF BEGINNING
- ℙ P.O.C. POINT OF COMMENCING
- ℙ P.O.R. POINT OF REFERENCE
- ℙ P.C. POINT OF CURVATURE
- ℙ P.T. POINT OF TANGENCY
- ℙ P.I. POINT OF INTERSECTION
- ℙ NOT TO SCALE
- ℙ DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ℙ OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- ℙ OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ℙ O.P.R. W.C. TX. DISTANCE NOT TO SCALE
- ℙ DEED LINE (COMMON OWNERSHIP)

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS



PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110

VARIABLE WIDTH ROW

(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE
N 02°21'47" W 4,459.72'

165+00

SIENA KYLE COMMERCIAL, LP
CALLED 18.547 ACRES
TRACT 2 OF
DOC. NO. 2008000334
O.P.R.W.C. TX.

13S

N02°19'24"W
1,532.42'

EXISTING ROW LINE

PROPOSED ROW LINE

S02°21'47"E 1,517.87'

MATCH LINE PAGE 5 OF 6

MATCH LINE PAGE 3 OF 6

TIME: 9:35:30 AM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plots\Parcel 13Sb.dgn

PAGE 4 OF 6
REF. FIELD NOTE NO. 18273

EXISTING	ACQUIRE	REMAINING
18.547 AC.	2.019 AC.	16.528 AC.



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 13S
2.019 AC. (87,964 SQ. FT.)

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

N

PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110
VARIABLE WIDTH ROW
(NO RECORD INFORMATION FOUND)
160+00

ENGINEER'S CENTERLINE N 02°21'47"W 4,459.72'

N02°19'24"W 1,532.42' EXISTING ROW LINE

SIENA KYLE COMMERCIAL, LP
CALLED 18.547 ACRES
TRACT 2 OF
DOC. NO. 2008000334
O.P.R.W.C. TX.

13S

PROPOSED ROW LINE S02°21'47"E 1,517.87'

MATCH LINE PAGE 6 OF 6

MATCH LINE PAGE 4 OF 6

TIME: 9:36:21 AM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plats\Parcel 13Sc.dgn

PAGE 5 OF 6
REF. FIELD NOTE NO. 18273

EXISTING	18.547 AC.	ACQUIRE	2.019 AC.	REMAINING	16.528 AC.	LEFT
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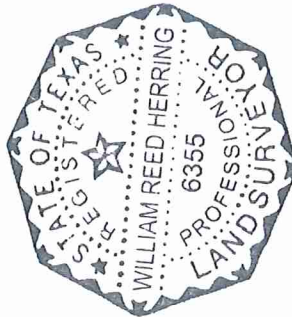


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 13S
2.019 AC. (87,964 SQ. FT.)

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVDS88 TEXAS STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
- AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William Reed Herring
 WILLIAM REED HERRING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6355, STATE OF TEXAS
 DATE 10/21/2015

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S32° 12' 41" W	47.86'
L2	S87° 31' 31" W	30.90'
L3	N87° 37' 35" E	30.96'
L4	N42° 49' 37" E	35.36'
L5	N87° 38' 24" E	0.96'



GRAPHIC SCALE
 SCALE: 1" = 50'
 WILLIAMSON COUNTY, TEXAS



R. MCNUTT SURVEY,
 ABSTRACT 422

PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110

VARIABLE WIDTH ROW

ENGINEER'S CENTERLINE (NO RECORD INFORMATION FOUND)
 N 02° 21' 47" W 4,459.72'

NOTHING FOUND

N02° 19' 24" W
 1,532.42'

SIENA KYLE COMMERCIAL, LP
 CALLED 18.547 ACRES
 TRACT 2 OF
 DOC. NO. 2008000334
 O.P.R.W.C.TX.

13S

156+52.35
 40.84' RT
 L1 156+91.75
 68.00' RT

PROPOSED ROW LINE

S02° 21' 47" E 1,517.87'

EXISTING ROW LINE

SEDC DEVCO, INC
 CALLED 291.9779 ACRES
 DOC. NO. 2013084236
 O.P.R.W.C.TX.

PAGE 6 OF 6
 REF. FIELD NOTE NO. 18273

TIME: 9:39:01 AM
 DATE: 10/21/2015
 FILE: J:\1014035067\100\Survey\06Plots\Parcel 13S.dgn

EXISTING	ACQUIRE	REMAINING
18.547 AC.	2.019 AC.	16.528 AC.



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 526-3029
 Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 SIENA KYLE COMMERCIAL, LP
 PARCEL 13S
 2.019 AC. (87,964 SQ. FT.)

EXHIBIT C

County: Williamson
Parcel No.: 20S
Highway: CR 110
Limits: From: U.S. Highway 79
 To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR PARCEL 20S

DESCRIPTION OF A 0.256 ACRE (11,169 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A *18.3111 ACRE TRACT OF LAND, TRACT 1, AS DESCRIBED IN A DEED TO SIENA KYLE COMMERCIAL, LP AND RECORDED IN DOCUMENT NO. 2008000334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.256 ACRE (11,169 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 217.77 feet right of Engineer's Centerline Station (E.C.S.) 172+88.81, said point being on an interior north line of a called 291.9779 acre tract of land, as described in a deed to SEDC DEVCO, Inc. and recorded in Document No. 2013084236, O.P.R.W.C.TX., same being the south line of said *18.3111 acre tract;

THENCE S 87°40'26" W, with the common line of said *18.3111 acre tract and the said 291.9779 acre tract, a distance of 149.83 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 172+92.68, for the **POINT OF BEGINNING** (Grid = N: 10175805.09, E: 3156395.53) of the parcel described herein, same being on the proposed east right-of-way line of County Road (CR) 110;

THENCE, with the common line between said *18.3111 acre tract and said 291.9779 acre tract, the following three (3) courses and distances numbered 1 through 3:

- 1) S 87°40'26" W, a distance of 0.28 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 67.72 feet right of E.C.S. 172+92.69,
- 2) N 47°24'54" W, a distance of 35.32 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 43.74 feet right of E.C.S. 173+17.47, and
- 3) S 87°49'55" W, a distance of 31.11 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 12.67 feet right of E.C.S. 173+19.13, said point being on the existing east right-of-way line of CR 110 (variable width right-of-way), no record information found;
- 4) **THENCE** N 02°19'09" W, with the existing east right-of-way line of said CR 110, same being the west line of said *18.3111 acre tract, a distance of 206.86 feet to a 1/2-inch iron rod found 40.88 feet right of E.C.S. 175+19.84;
- 5) **THENCE** N 03°24'09" W, continuing with the existing east right-of-way line of said CR 110, same being the west line of said *18.3111 acre tract, a distance of 112.01 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 176+23.84, said point being on the proposed east right-of-way line of CR 110, same being the north corner of the tract described herein, and the beginning of a curve;

- 6) **THENCE**, over and across said *18.3111 acre tract, with the proposed east right-of-way line of CR 110, being a curve to right, an arc distance of 349.93, through a central angle of 15°48'42", having a radius of 1,268.00 feet, and a chord that bears S 11°58'46" E, a distance of 348.82 feet to the **POINT OF BEGINNING**, and containing 0.256 acre (11,169 sq. ft.) of land, more or less.

*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

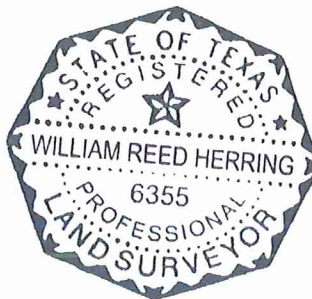
That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of October, 2015.

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300



William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



EXISTING ROW LINE

COUNTY ROAD 110

VARIABLE WIDTH ROW

(NO RECORD INFORMATION FOUND) PC 172+64.39 174+00
ENGINEER'S CENTERLINE N 02°21'47"W 4,459.72'

EXISTING
ROW LINE

P.O.R.
"RJ SURVEYING"
171+84.70
11.00' RT

S02°20'49"E
135.06'
"RJ SURVEYING"
173+19.13
12.67' RT

N02°19'09"W 206.86'
"RJ SURVEYING"
173+17.47
43.74' RT

(20S)

C1

PROPOSED
ROW LINE



GRAPHIC SCALE,
SCALE: 1" = 50',
WILLIAMSON COUNTY, TEXAS



LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED LINE (COMMON OWNERSHIP)

SIENA KYLE COMMERCIAL, LP
CALLED 11.1361 ACRES
TRACT 1 OF
DOC. NO. 2008000334
O.P.R.W.C.TX.

ENGINEER'S CENTERLINE
CURVE DATA

P.I. Sta 175+82.12
N 10, 177, 310.58
E 3, 156, 695.07
Δ = 30° 19' 55" (LT)
D = 04° 46' 29"
T = 325.27'
L = 635.27'
R = 1,200.00'
P.C. Sta 172+56.86
P.T. Sta 178+92.12

SEDC DEVCO, INC
CALLED 291.9779 ACRES
DOC. NO. 2013084236
O.P.R.W.C.TX.

149.83'
S87°40'26"W
(N89°26'11"W 150')

P.O.C.
"RJ SURVEYING"
172+88.81
217.77' RT

TIME: 2:31:18 PM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plats\Parcel 205a.dgn

PAGE 3 OF 4
REF. FIELD NOTE NO. 18291

EXISTING	*18.3111 AC.	ACQUIRE	0.256 AC.	REMAINING	18.0551 AC.	LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 20S
0.256 AC. (11,169 SQ. FT.)

DETAIL "A"

"RJ SURVEYING"

172+92.69

67.72' RT

L1

S87° 40' 26" W

149.83'

P.O.B.

172+92.68

68.00' RT

N: 10175805.09

E: 3156395.53

C1

20S

NOT TO SCALE

ENGINEER'S CENTERLINE

CURVE DATA

P.I. Sta 175+82.12

N 10, 177, 310.58

E 3, 156, 695.07

Δ = 30° 19' 55" (LT)

D = 04° 46' 29"

T = 325.27'

L = 635.27'

R = 1,200.00'

P.C. Sta 172+56.86

P.T. Sta 178+92.12

GRAPHIC SCALE

SCALE: 1" = 50'

WILLIAMSON COUNTY, TEXAS

LINE TABLE

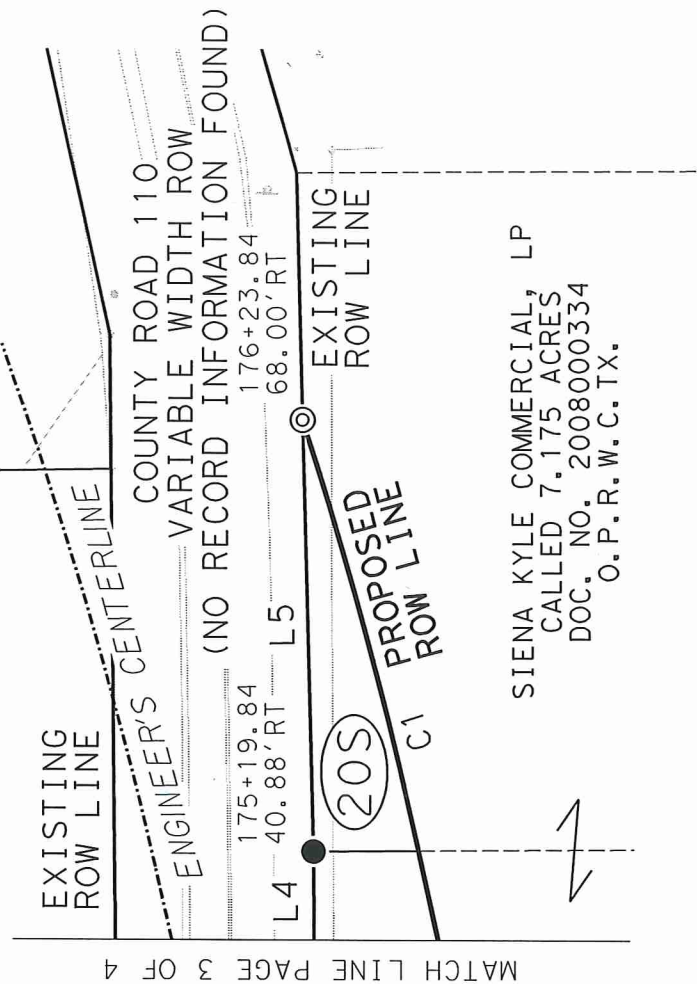
LINE NO.	BEARING	DISTANCE
L1	S87° 40' 26" W	0.28'
L2	N47° 24' 54" W	35.32'
(L2)	(N44° 26' 11" W)	(35.36')
L3	S87° 49' 55" W	31.11'
(L3)	(N89° 27' 04" E)	(31.03')
L4	N02° 19' 09" W	206.86'
L5	N03° 24' 09" W	112.01'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY
DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

10/20/2015

DATE

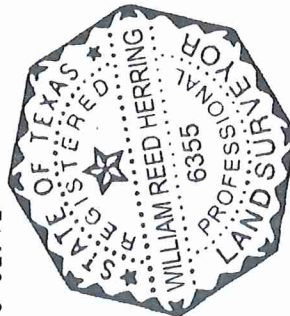


CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	15° 48' 42" (RT)	1,268.00'	349.93'	348.82'	S11° 58' 46" E

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
- * AREA CALCULATED BY SAM, LLC.



TIME: 2:35:51 PM

DATE: 10/21/2015

FILE: J:\1014035067\100\Survey\06Plots\Parcel 20Sb.dgn

PAGE 4 OF 4
REF. FIELD NOTE NO. 18291

EXISTING	* 18.3111 AC.	ACQUIRE	0.256 AC.	REMAINING	18.0551 AC.	LEFT
----------	---------------	---------	-----------	-----------	-------------	------



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 20S
0.256 AC. (11,169 SQ. FT.)

EXHIBIT D

County: Williamson
Parcel No.: 43S
Highway: CR 110
Limits: From: U.S. Highway 79
To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR PARCEL 43S

DESCRIPTION OF A 0.742 ACRE (32,319 SQ. FT.) PARCEL, LOCATED IN THE WM. DUNN SURVEY, ABSTRACT 196, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 13.16 ACRE TRACT OF LAND AS DESCRIBED AS TRACT II IN A DEED TO SIENA KYLE COMMERCIAL, LP AND RECORDED IN DOCUMENT NO. 2008000342 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.742 ACRE (32,319 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 49.85 feet right of County Road(CR) 109 Engineer's Centerline Station (E.C.S.) 122+46.35, said point being the northwest corner of a called 6.00 acre tract as described in a deed to Barbara J. Lundin and recorded in Volume 2032, Page 857 of the Deed Records of Williamson County, Texas (D.R.W.C.TX.), same being the northeast corner of a called 1.876 acre tract of land as described in a deed to Vickie Thomison and recorded in Document No. 2001095563, O.P.R.W.C.TX., same being on the existing south right-of-way line of CR 109, a variable width right-of-way as conveyed in Document No. 2007036766, O.P.R.W.C.TX.;

THENCE S 87°43'28" W, with the existing south right-of-way line of said CR 109 and said 1.876 acre tract, a distance of 50.57 feet to a calculated point;

THENCE N 02°16'32" W, over and across said CR 109, a distance of 101.07 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 51.17 feet left of CR 109 E.C.S. 121+95.69, for the **POINT OF BEGINNING** (Grid = N: 10178759.02, E: 3155770.08) of the parcel described herein, said point being on the proposed north right-of-way line of CR 109, and the existing north right-of-way line of said CR 109, same being on the south line of said 13.16 acre tract;

- 1) **THENCE** S 87°40'26" W, with the existing north right-of-way line of CR 109, same being the south line of said 13.16 acre tract, a distance of 803.40 feet to a 1/2-inch iron rod found 130.98 feet right of CR 110 E.C.S. 205+86.00, said point being on the existing east right-of-way line of CR 110, a variable width right-of-way (no record information found);

THENCE, with the existing east right-of-way line of said CR 110, same being the westerly line of said 13.16 acre tract, the following two (2) courses and distances numbered 2 and 3:

- 2) N 47°10'50" W, a distance of 94.97 feet to a 1/2-inch iron rod with a "DIAMOND SURVEYING" plastic cap found 75.88 feet right of CR 110 E.C.S. 206+63.35, and
- 3) N 16°32'43" W, a distance of 117.32 feet to a 1/2-inch iron rod with a "RPLS3879" plastic cap found 66.01 feet right of CR 110 E.C.S. 207+80.25, said point being the northwest corner of said 13.16 acre tract, same being the southwest corner of a called 10.0 acre tract as described in a deed to Jonah Water Special Utility District and recorded in Document No. 2003012825, O.P.R.W.C.TX.;

- 4) **THENCE** N 68°53'54" E, with the common line of said 13.16 acre tract and said 10.0 acre tract, a distance of 34.45 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 100.00 feet right of CR 110 E.C.S. 207+85.87, said point being on the proposed east right-of-way line of CR 110;

THENCE, over and across said 13.16 acre tract, with the proposed east right-of-way line of CR 110 and the proposed north right-of-way line of CR 109, the following five (5) courses and distances numbered 5 through 9:

- 5) S 11°43'09" E, a distance of 79.14 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 100.00 feet right of CR 110 E.C.S. 207+06.74,
- 6) S 54°20'17" E, a distance of 114.07 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 177.24 feet right of CR 110 E.C.S. 206+22.80, and the beginning of a curve,
- 7) Being a curve to the right, an arc distance of 67.49 feet, a central angle of 03°07'21", having a radius of 1,238.50 feet, a chord that bears N 86°12'54" E, a distance of 67.49 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 95.50 feet left of CR 109 E.C.S. 114+99.31,
- 8) N 87°46'34" E, a distance of 184.48 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 95.50 feet left of CR 109 E.C.S. 116+83.79, and
- 9) S 87°16'28" E, a distance of 513.82 feet to the **POINT OF BEGINNING** and containing 0.742 acre (32,319 sq. ft.) of land, more or less.

*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120. All coordinates shown hereon are in grid and can be converted to surface by multiplying by the same factor.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

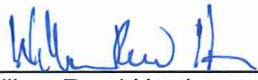
That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of October, 2015.

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

FN 18116(JMC)
Texas Firm Registration No. 10064300



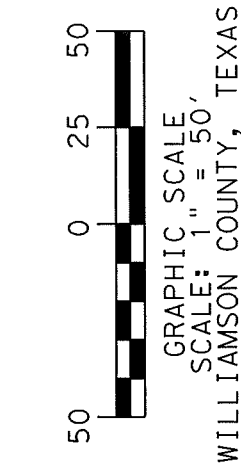


William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas

35067

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊞ PROPERTY LINE
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)



SIENA KYLE COMMERCIAL, LP
CALLED 13.16 ACRES (TRACT II)
DOC. NO. 2008000342
O.P.R.W.C.TX.

WM. DUNN SURVEY,
ABSTRACT 196

P.O.B.
121+95.69
51.17' LT
GRID COORDINATES
N: 10178759.02
E: 3155770.08

PROPOSED ROW LINE
S87° 40' 26" W 803.40'
EXISTING ROW LINE

43S

513.82'
S87° 16' 28" E

CR 109 ENGINEER'S CENTERLINE
1,075.69' N 87° 46' 34.01" E
COUNTY ROAD 109
VARIABLE WIDTH ROW
DOC. NO. 2007036766
O.P.R.W.C.TX.

BARBARA J. LUNDIN
CALLED 6.00 AC.
VOL. 2032, P. 857
D.R.W.C.TX.

P.O.C.
122+46.35
49.85' RT

EXISTING ROW LINE

R. MCNUTT SURVEY,
ABSTRACT 422

NOTHING
FOUND

PAGE 3 OF 5
REF. FIELD NOTE NO. 18116

TIME: 9:24:17 AM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plots\Parcel_435a.dgn

VICKIE THOMISON
CALLED 1.876 AC.
DOC. NO. 2001095563
O.P.R.W.C.TX.

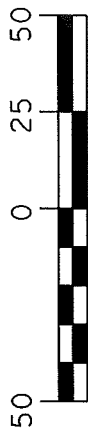
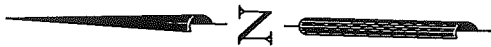
EXISTING 13.16 AC. ACQUIRE 0.742 AC. REMAINING 12.42 AC. LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 43S
0.742 AC. (32,319 SQ. FT.)

MATCH LINE PAGE 4 OF 5



GRAPHIC SCALE,
SCALE: 1" = 50',
WILLIAMSON COUNTY, TEXAS

SIENA KYLE COMMERCIAL, LP
CALLED 13.16 ACRES (TRACT II)
DOC. NO. 2008000342
O.P.R.W.C. TX.

WM. DUNN SURVEY,
ABSTRACT 196

114+99.31
95.50' LT

116+83.79
95.50' LT

N87° 46' 34" E 184.48'

S87° 16' 28" E 513.82'

43S

PROPOSED ROW LINE

EXISTING ROW LINE

S87° 40' 26" W 803.40' (N86° 51' 50" W 3,250.4')

COUNTY ROAD 109
VARIABLE WIDTH ROW
DOC. NO. 2007036766
O.P.R.W.C. TX.

CR 109 ENGINEER'S CENTERLINE
N87° 47' 08" E 789.76'

118+00

APPROXIMATE LOCATION
OF SURVEY LINE

EXISTING ROW LINE

R. MCNUTT SURVEY,
ABSTRACT 422

MATCH LINE PAGE 5 OF 5

MATCH LINE PAGE 3 OF 5

TIME: 9:42:21 AM
DATE: 10/21/2015
FILE: J:\1014035067\100\Survey\06Plats\Parcel 43Sb.dgn

PAGE 4 OF 5
REF. FIELD NOTE NO. 18116

EXISTING	13.16 AC.	ACQUIRE	0.742 AC.	REMAINING	12.42 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FAX: (512) 326-3029
Texas Firm Registration No. 10064-000

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 43S
0.742 AC. (32,319 SQ. FT.)

WM.DUNN SURVEY,
ABSTRACT 196



GRAPHIC SCALE,
SCALE: 1" = 50',
WILLIAMSON COUNTY, TEXAS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC, IN FEBRUARY, 2015.

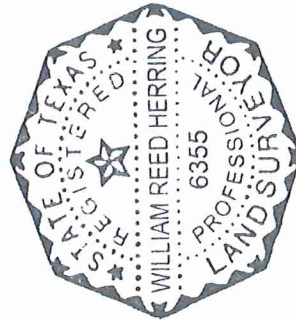
* AREA CALCULATED BY SAM, LLC.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S87°43'28"W	50.57'
L2	N68°53'54"E	34.45'
L3	S11°43'09"E	79.14'

C.R. 109
ENGINEER'S CENTERLINE
CURVE DATA

P. I. Sta 109+75.08
N 10,179,877.67
E 3,154,820.38
Δ = 58°06'33" (RT)
D = 05°00'46"
T = 635.00'
L = 1,159.23'
R = 1,143.00'
P.C. Sta 103+40.08
P.T. Sta 114+99.31



P. I. Sta 109+75.08
N 10,179,877.67
E 3,154,820.38
Δ = 58°06'33" (RT)
D = 05°00'46"
T = 635.00'
L = 1,159.23'
R = 1,143.00'
P.C. Sta 103+40.08
P.T. Sta 114+99.31

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°07'21" (RT)	1,238.50'	67.49'	67.49'	N86°12'54"E

TIME: 12:10:01 PM

DATE: 10/23/2015

FILE: J:\1014035067\100\Survey\06Plats\Parcel 435c.dgn

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10/20/2015

WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

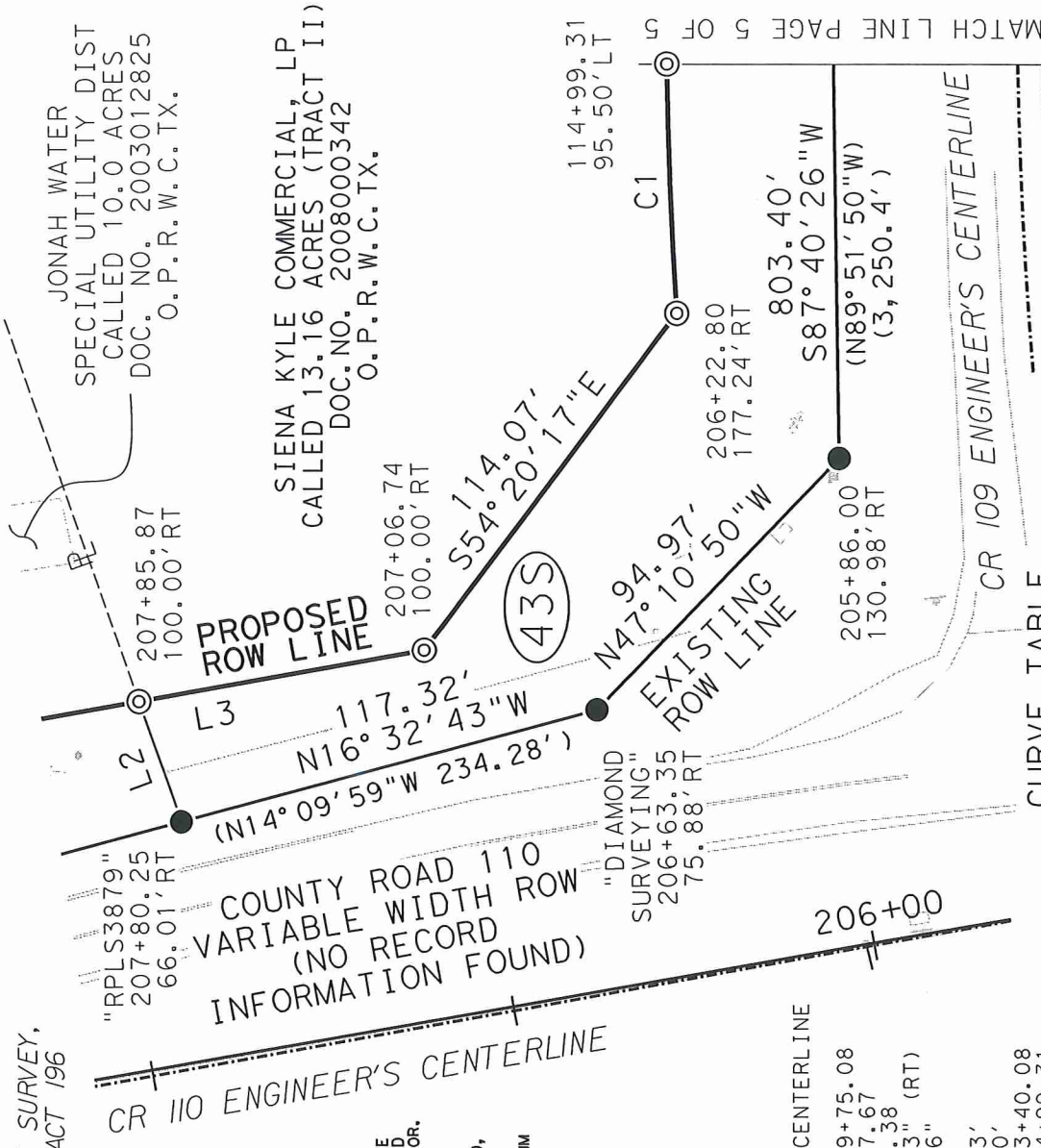


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FAX: (512) 326-3029
Texas Firm Registration No. 10064-000

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SIENA KYLE COMMERCIAL, LP
PARCEL 43S
0.742 AC. (32,319 SQ. FT.)

PAGE 5 OF 5
REF. FIELD NOTE NO. 18116

EXISTING	ACQUIRE	REMAINING	LEFT
13.16 AC.	0.742 AC.	12.42 AC.	



MATCH LINE PAGE 5 OF 5

EXHIBIT E

County: Williamson
Parcel : 2M
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 2M

DESCRIPTION OF A 0.914 ACRE (39,832 SQUARE FOOT) TRACT OF LAND SITUATED IN THE WILLIAM DUNN SURVEY, ABSTRACT NO. 196 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 22.006 ACRE TRACT OF LAND CONVEYED TO SIENA KYLE COMMERCIAL, L.P. (EXHIBIT A, TRACT I) BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008000342 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.914 ACRE (39,832 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found being an angle point in the northerly boundary line of said 22.006 acre tract, same being the easterly boundary line of that called 1.501 acre tract of land conveyed to Edwin Wilson and wife Jennifer Wilson by instrument recorded in Document No. 2014050118 of the Official Public Records of Williamson County Texas, also being an angle point in the southerly boundary line of that called 10.595 acre tract of land conveyed to Mustang Self Storage, LLC by instrument recorded in Document No. 2012082303 of the Official Public Records of Williamson County Texas;

THENCE, departing said 10.595 acre tract, with the common boundary line of said 22.006 acre tract and said 1.501 acre tract, S 21°16'17" E for a distance of 39.52 feet to a calculated angle point, in said 22.006 acre tract, same being the most southeasterly corner of said 1.501 acre tract, and from which a 1/2" iron rod found bears S 21°16'17" E at a distance of 3.02 feet;

THENCE, continuing with the common boundary line of said 22.006 acre tract, and said 1.501 acre tract, S 68°42'29" W for a distance of 333.74 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as N=10180198.68, E=3154540.38, TxSPC Zone 4203) set 68.00 feet right of proposed C.R. 110 Baseline Station 221+11.17 in the proposed easterly right-of-way (ROW) line of C.R. 110, for the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the southerly boundary line of said 1.501 acre tract, through the interior of said 22.006 acre tract, with said proposed easterly ROW line, the following two (2) courses:

- 1) **S 16°12'35" E** for a distance of **518.56** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed C.R.110 Baseline Station 215+92.61, for a point of curvature to the right;
- 2) along said curve to the right, having a delta angle of **01°59'36"**, a radius of **5068.00** feet, an arc length of **176.31** feet and a chord which bears **S 15°12'47" E** for a distance of **176.30** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed C.R. 110 Baseline Station 214+18.67 in the southerly boundary line of said 22.006 acre tract, same being the northerly boundary line of that called 10.00 acre tract of land conveyed to Jonah Water Special Utility District by instrument recorded in Document No. 2003012825 of the Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described tract, and from which a 1/2" iron rod with plastic cap stamped "3879" found in the southerly boundary line of said 22.006 acre tract, same being the northeasterly corner of said 10.00 acre tract, also being an ell corner in the westerly boundary line of the remainder of that called 139.150 acre tract of land conveyed to SEDC DEVCO, INC. (Tract 2) by instrument recorded in Document No. 2013084234 of the Official Public Records of Williamson County, Texas, bears N 68°54'15" E at a distance of 636.00 feet;

- 3) **THENCE**, departing said proposed easterly ROW line, with the southerly boundary line of said 22.006 acre tract, same being the northerly boundary line of said 10.00 acre tract, **S 68°54'15" W** for a distance of **52.13** feet to a 1/2" iron rod with plastic cap stamped "3879" found in the existing easterly ROW line of C.R. 110, being the northwesterly corner of said 10.00 acre tract, same being the southwesterly corner of said 22.006 acre tract, for the southwesterly corner of the herein described tract;
- 4) **THENCE**, departing said common boundary line, with said existing easterly ROW line, same being the westerly boundary line of said 22.006 acre tract, **N 16°38'27" W** for a distance of **693.94** feet to a calculated point, being the northwesterly corner of said 22.006 acre tract, also being the southwesterly corner of said 1.501 acre tract, for the northwesterly corner of the herein described tract, and from which 1/2" iron rod found bears **N 01°28'25" E** at a distance of 1.23 feet;
- 5) **THENCE**, departing said existing easterly ROW line of C.R. 110, with the northerly boundary line of said 22.006 acre tract, same being the southerly boundary line of said 1.501 acre tract, **N 68°42'29" E** for a distance of **60.46** feet to the **POINT OF BEGINNING**, containing 0.914 acres (39,832 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON	§	

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

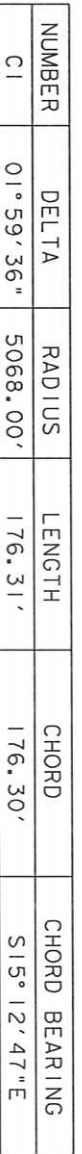
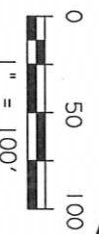
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
FOR REFERENCE ONLY.

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

S:_KIMLEY HORN\CR 110\PARCELS\PARCEL 2M ROW

WILLIAM DUNN SURVEY
ABSTRACT No. 196



EDWIN WILSON AND
WIFE, JENNIFER WILSON
1.501 AC.
DOC. NO. 2014050118
O.P.R.W.C.T.

DOC. NO. 2013084234
O.P.R.W.C.T.

SIENA KYLE COMMERCIAL, L.P.

PARCEL 2M

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

✱ FENCE CORNER POST FOUND	℄ CENTER LINE
● 1/2" IRON ROD FOUND UNLESS NOTED	℄ PROPERTY LINE
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	() RECORD INFORMATION
⊕ COTTON GIN SPINDLE FOUND	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	~ DENOTES COMMON OWNERSHIP
✕ X CUT FOUND	P.O.B. POINT OF BEGINNING
▲ 60/D NAIL FOUND	P.O.R. POINT OF REFERENCE
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ 1/2" IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILCO-ROW" SET (UNLESS NOTED OTHERWISE)	O.R.W.C.T. WILLIAMSON COUNTY, TEXAS
	O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
	P.R.W.C.T. WILLIAMSON COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. FOR REFERENCE ONLY.

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE:

INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF		
SIENA KYLE COMMERCIAL, L.P.		
SCALE 1" = 100'	PROJECT CR 110	COUNTY WILLIAMSON

ACQUISITION	ACRES	SQUARE FEET
CALC/DEED AREA	22.006	958,581
REMAINDER AREA	21.092	918,749

PARCEL 2M

EXHIBIT "F"

Parcels 4S, 13S, 20S, 43S, 2M

DEED

County Road 110 Right of Way

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SIENA NORTH DEVCO, INC., hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Donate and by these presents do Grant, Bargain, Sell and Convey unto WILLIAMSON COUNTY, TEXAS, all those certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 3.091 acres (134,639 Sq. Ft.) tract of land in the R. McNutt Survey, Abstract No. 422, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 4S**); and

All of that certain 2.019 acres (87,964 Sq. Ft.) tract of land in the R. McNutt Survey, Abstract No. 422, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 13S**); and

All of that certain 0.256 acre (11,169 Sq. Ft.) tract of land in the R. McNutt Survey, Abstract No. 422, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "C", attached hereto and incorporated herein (**Parcel 20S**); and

All of that certain 0.742 acre (32,319 Sq. Ft.) tract of land in the WM. Dunn Survey, Abstract No. 196, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "D", attached hereto and incorporated herein (**Parcel 43S**); and

All of that certain 0.914 acre (39,815 Sq. Ft.) tract of land in the William Dunn Survey, Abstract No. 196, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "E", attached hereto and incorporated herein (**Parcel 2M**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibits "A-E" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of CR 110, but shall not be used or exported from the Property for any other purpose.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2016.

[signature page follows]

GRANTOR:

SIENA NORTH DEVCO, INC.

By:_____

Name:_____

Its:_____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2016 by _____, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO: