

STATE OF TEXAS

COUNTY OF WILLIAMSON

§ DEVELOPMENT AGREEMENT

§ REGARDING

§ SEWARD JUNCTION SOUTHEAST LOOP

This is a DEVELOPMENT AGREEMENT (the "Agreement") by and between WILLIAMSON COUNTY, a political subdivision of the State of Texas, ("County") and BLW, LP., a Texas limited partnership ("BLW"). The Effective Date of this Agreement is the date approved by the Williamson County Commissioners Court.

WHEREAS, BLW owns approximately 82.28 acres of land (the "Property") as described in Exhibit "A", attached hereto; and

WHEREAS, the County and BLW desire to co-operate in the expeditious engineering, design and construction of the southeast segment of the Seward Junction Loop or also known as the reconstruction of CR 259 and CR 266 between US 183 and SH 29 (the "Project"); and

NOW THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the County and BLW hereby agree as follows:

A. PURPOSE

The purpose of this Agreement is to provide for the orderly and expeditious design, engineering and construction of the Project, as shown on Exhibit "B".

B. GENERAL TERMS AND CONDITIONS

1. The Project is defined as the construction of half of an ultimate 6-lane divided roadway facility from US 183 along CR 259 and CR 266 to SH 29. The Project will include (1) three 30-foot wide concrete right-in/right-out driveways on the north side of CR 259, and (2) one 75-foot wide concrete driveway on the north side of CR 259 at the future median opening, approximately 920 feet from US 183, to be located as shown on Exhibit "C".

2. The County will vacate the Drainage and Pond Easement attached hereto as Exhibit "D" and BLW will donate a new Drainage and Pond Easement in the approximate location shown on Exhibit "E", attached hereto.
3. BLW will donate to the County the right-of-way and drainage easements along CR 259 as shown in Exhibits "F" and "G", attached hereto.

C. **COUNTY OBLIGATIONS**

1. The County shall be responsible for all costs related to the design, construction, and maintenance of the Project, as depicted on Exhibit "B".
2. The County will vacate the Drainage and Pond Easement recorded as document number 2013002951 in Williamson County Official Records and attached hereto as Exhibit "D".

D. **BLW'S OBLIGATIONS**

1. BLW shall grant to the County a Drainage and Pond Easement for the property depicted in Exhibit "E", attached hereto.
2. BLW shall grant to the County the right-of-way depicted in Exhibit "F", attached hereto.
3. BLW shall grant to the County a Drainage Easement for the property depicted in, and in the form of, Exhibit "G", attached hereto.
4. BLW will provide its own stormwater treatment on the Property and is not permitted to use the pond that will be located in the new Drainage and Pond Easement as depicted in Exhibit "E" which is to be used for the future expansion of SH 29.

E. **MISCELLANEOUS PROVISIONS**

1. Actions Performable. The County and BLW agree that all actions to be performed under this Agreement are performable in Williamson County, Texas.

2. Governing Law. The County and BLW agree that this Agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas.

3. Severability. If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.

4. Complete Agreement. This Agreement represents a complete agreement of the parties and supersedes all prior written and oral matters related to this Agreement. Any amendment to this Agreement must be in writing and signed by all parties.

5. Exhibits. All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.

6. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) telecopy, with the original delivered by hand or overnight carried, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

County:

County Judge
Dan A. Gattis
710 S. Main Street, Suite 101
Georgetown, TX 78626
Phone: (512) 943-1577

BLW:

PO JOHN LEWIS
3839 Bee Cave Rd.
Suite 204
AUSTIN, TEXAS 78746
512-476-7011

7. Force Majeure. BLW and the County agree that the obligations of each party shall be subject to force majeure events such as natural calamity, fire or strike.

8. Assignment. This Agreement may be assigned by BLW, ~~only with the written consent of the Williamson County Commissioners Court, which shall not be unreasonably withheld.~~ Any assignment must bind the assignee to all the terms and conditions of this Agreement, which will be recorded in the Williamson County Official Records.

9. Signature Warranty Clause. The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the County and BLW, respectively.

SIGNED as of this _____ day of _____, 201__.

WILLIAMSON COUNTY

By: _____
Dan A. Gattis, County Judge

ATTEST:

Nancy Rister, County Clerk

BLW, LP

By: _____

John C. Lewis
Managing Partner

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on June 12, 2017, by John Lewis, as managing partner of BLW LTD., a Texas limited partnership, on behalf of said entity.



(Personalized Seal)


Notary Public's Signatures

STATE OF TEXAS

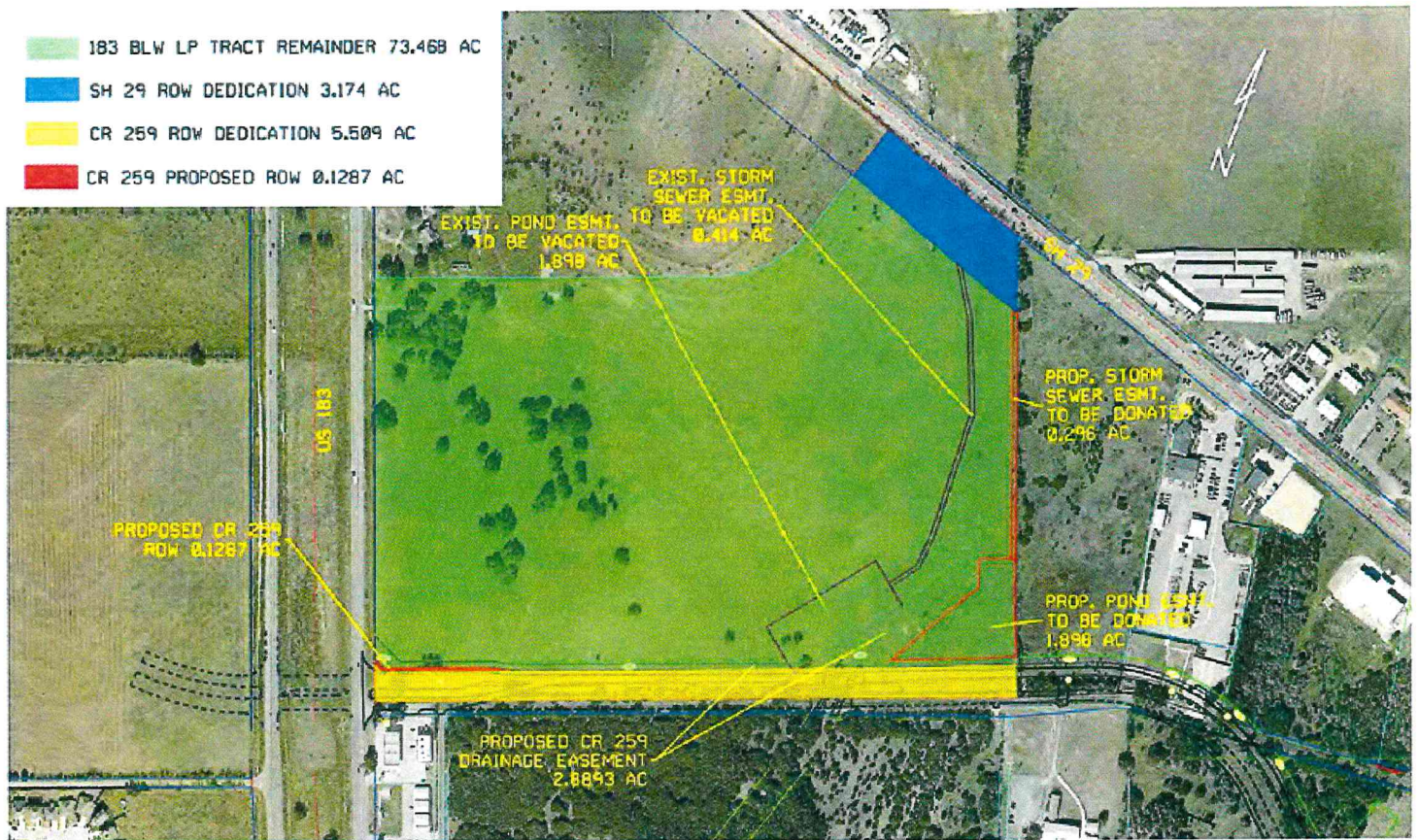
COUNTY OF _____

This instrument was acknowledged before me on _____, 201__, by Dan A. Gattis,
County Judge on behalf of Williamson County.

Notary Public's Signatures

(Personalized Seal)

- 183 BLW LP TRACT REMAINDER 73.468 AC
- SH 29 ROW DEDICATION 3.174 AC
- CR 259 ROW DEDICATION 5.509 AC
- CR 259 PROPOSED ROW 0.1287 AC



SEWARD JUNCTION SOUTHEAST - 183 BLW LP TRACT
EXHIBIT A

02-27-17

EXHIBIT B

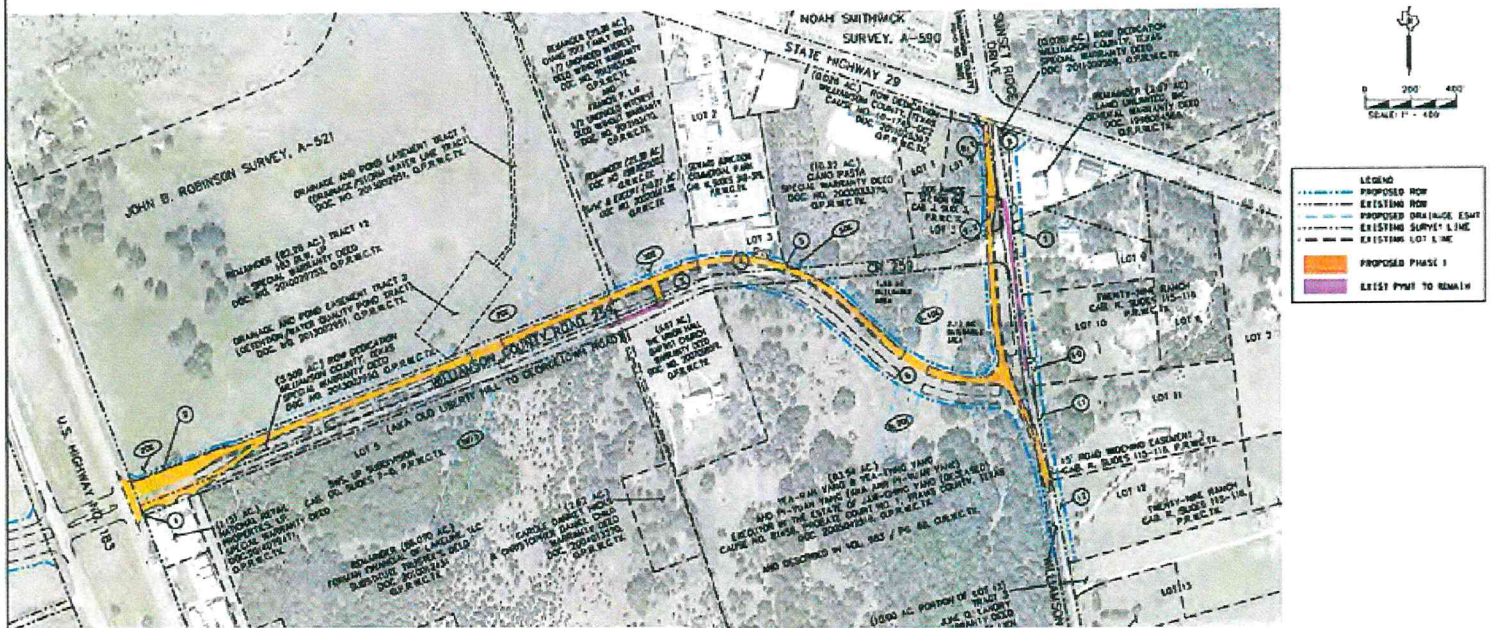
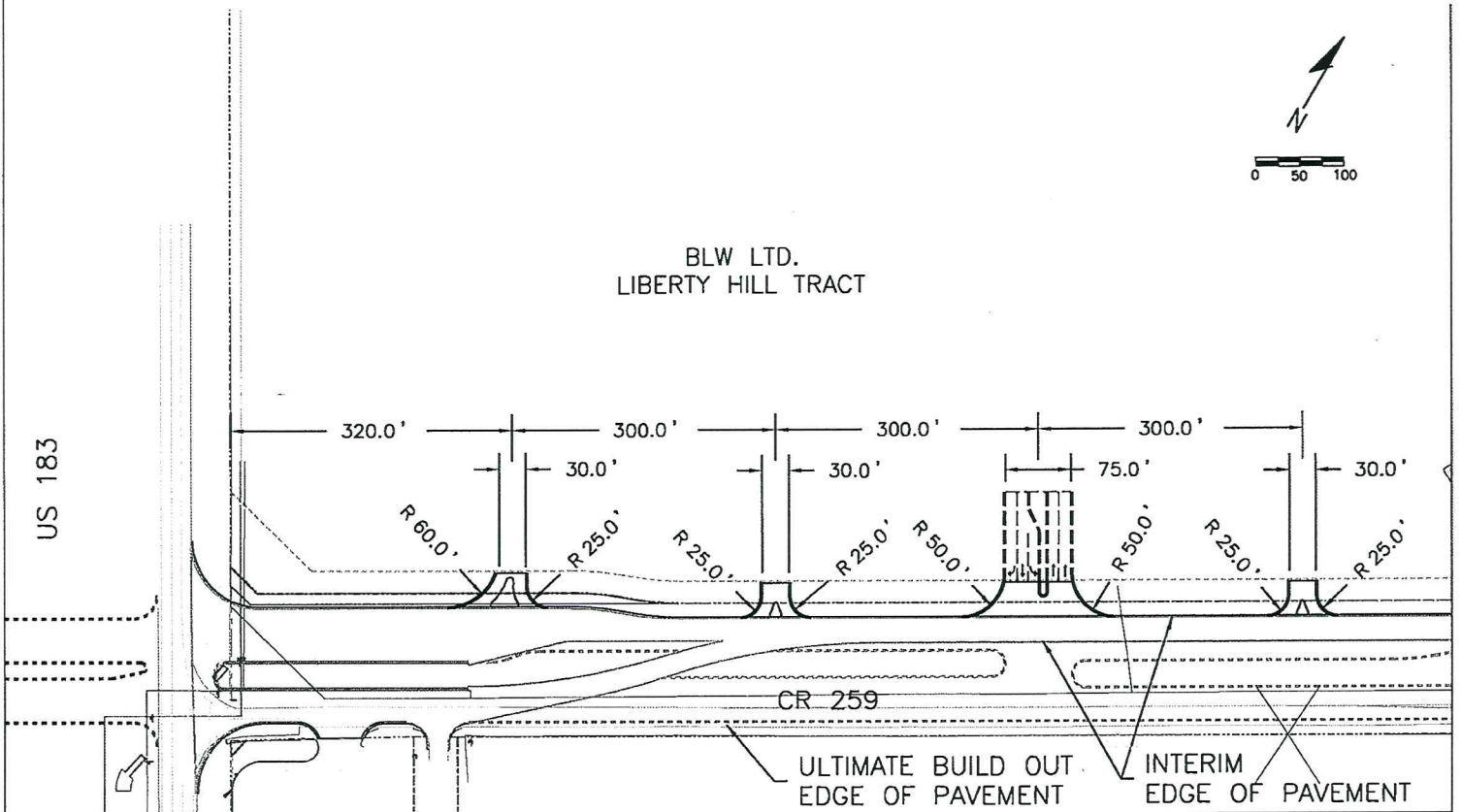


EXHIBIT C



BLW LTD.
LIBERTY HILL TRACT



GT 12007080 - W
(uninsured)

EXHIBIT D



ESMT
11 PGS

2013002951

Georgetown Title Company, Inc.

DRAINAGE AND POND EASEMENT

State Hwy 29

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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KNOW ALL BY THESE PRESENTS:

That 183 BLW, LP, a Texas limited partnership, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by WILLIAMSON COUNTY, TEXAS, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the below-described Property:

Tract 1 (Drainage/Storm Water Line Tract)

All of that certain 0.414 acre tract of land situated in the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas; said 0.414 acre tract of land being more particularly described by metes as bounds in Exhibit "A", attached hereto and incorporated herein for all purposes

Tract 2 (Detention/Water Quality Pond Tract)

All of that certain 1.898 acre tract of land situated in the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas; said 1.898 acre tract of land being more particularly described by metes as bounds in Exhibit "B", attached hereto and incorporated herein for all purposes

Tract 1 and Tract 2 are hereinafter sometimes collectively referred to as the "Property".

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the following purposes:

(a) As to Tract 1 - a permanent underground storm water and drainage easement for the purpose of opening, constructing, installing, operating, maintaining, repairing, inspecting, monitoring and replacing an underground storm water drainage line, along with any structures and grading which may be necessary to facilitate the proper drainage of storm water from the State Hwy 29 roadway facilities, together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from Tract 1 from the adjacent State Hwy 29 right of way for the purpose of making any improvements, modifications or repairs which the County deems necessary; and

EXHIBIT D

(b) As to Tract 2 - a permanent storm water drainage, detention and water quality pond easement for the purpose of opening, constructing, installing, operating, maintaining, repairing, inspecting, monitoring and replacing drainage, detention and water quality pond(s) ("Ponds"), along with any structures and grading which may be necessary to facilitate the proper drainage, detention and filtering of storm water from the State Hwy 29 roadway facilities, together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from Tract 2 across Tract 1 to the State Hwy 29 right of way adjacent to Tract 1, for the purpose of making any improvements, modifications or repairs which the County deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property adjacent to Tract 1 and Tract 2 which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter the Property, or any part thereof, for the purpose of constructing or maintaining said drainage line and ponds and for making connections therewith.

Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and 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 conveyance is made subject to any easements, covenants, conditions, restrictions or other validly existing matters of record affecting this Property which are recorded in the Official Public Records of Williamson County, Texas.

As to Tract 1, Grantor expressly reserves and retains unto itself, its successors and assigns, and the future owner(s) of all or any part of Tract 1, (i) the right to enjoy the surface of Tract 1 for any and all purposes which do not materially interfere with and prevent the use by Grantee of the underground drainage and storm water line to be constructed by Grantee in Tract 1, including the right to build and use the surface of Tract 1 for private streets, roads, driveways, alleys, walks, gardens, lawns, parking areas and other like uses (collectively, the "Permitted Surface Improvements"), or (ii) the right to grant additional public utility easements or access easements

EXHIBIT D

over, across or under Tract 1 for the installation, operation, maintenance, repair and replacement of water, wastewater, electric, gas telephone, cable television, data or other utility lines, or access or common area easements along roadways, driveways or the other Permitted Surface Improvements (collectively, the "Additional Easements"), as long as such additional Permitted Surface Improvements or Additional Easements do not interfere with Grantee's use and benefit of Tract 1 for the drainage and storm water line to be constructed by Grantee in Tract 1. Grantor acknowledges and agrees that Grantor shall not have the right to erect or construct any building or other permanent above ground structures on Tract 1. Grantor acknowledges and agrees that no Permitted Surface Improvements shall be made, or Additional Easements granted, without first obtaining Grantee's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

As to Tract 2, Grantor expressly reserves and retains unto itself, its successors and assigns, and the future owner(s) of all or any part of Tract 2, the right to expand the Ponds that Grantee plans to construct on Tract 2 in connection with Grantor's development of Grantor's additional property located adjacent to the Property, and to place, construct, operate, repair, replace and maintain additional and/or expanded drainage, detention and water quality pond(s) on Tract 2 or in conjunction with portions of Grantor's additional property located adjacent to Tract 2, and to join in the outfall structure that will convey the storm water from the Ponds downstream, and to grant public and/or private drainage easements for such purposes as long as such additional expansion of the Ponds does not interfere with Grantee's use and benefit of Tract 2 for the Ponds to be constructed by Grantee on Tract 2. Grantor acknowledges and agrees that Grantor shall not have the right to erect or construct any building or other permanent above ground structures on Tract 2. Grantor acknowledges and agrees that no proposed changes, modifications, additions or other improvements to the Ponds shall be made without first obtaining Grantee's, its designated agent, successors or assigns' prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, as well as the final consent and approval of any governing jurisdiction or regulatory body (other than Grantee) required by any applicable development rules for such changes.

In addition to the foregoing, Grantor expressly reserves and retains unto itself, its successors and assigns, and the future owner(s) of Tract 1 and Tract 2 and Grantor's adjacent property, the right to relocate or expand, at Grantor's expense, in whole or in part, the easements granted herein and the drainage and storm water line in Tract 1 and the Ponds on Tract 2, at some time in the future based on Grantor's future land plans related to Grantor's additional property located adjacent to Tract 1 and Tract 2. Grantee, its designated agent, successors or assigns shall have the right to review and approve any such relocation or expansion, which approval shall not be unreasonably withheld, conditioned or delayed, and any such relocation or expansion shall further be conditioned upon the final consent and approval of any governing jurisdiction or regulatory body (other than Grantee) required by any applicable development rules for such changes. Grantor and Grantee agree to use commercially reasonable efforts, acting in good faith, to co-operate regarding any such re-location or expansion.

EXHIBIT D

The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the Property covered by this grant that interfere with the purpose or function of any improvements placed thereon, or the maintenance of the surface of the Property for the conveyance, detention or treatment of storm water drainage without the express written consent of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.

EXECUTED on this the 31st day of December, 2012.

GRANTOR:

183 BLW, LP, a Texas limited partnership

By: 183 BLW GP LLC, a Texas limited liability company, its general partner

By: BCP GP LLC, a Texas limited liability company, its Managing Member

By: 

Edward S. Butler, Sole Member

EXHIBIT D

ACKNOWLEDGMENT

STATE OF TEXAS

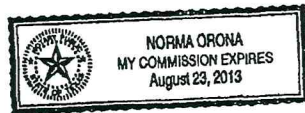
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the 21st day of December, 2012 by Edward S. Butler, Sole Member of BCP GP, LLC, a Texas limited liability company, Managing Member of 183 BLW GP, LLC, a Texas limited liability company, General Partner of 183 BLW, LP, a Texas limited partnership, on behalf of said limited partnership.



Norma Oróna
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

Williamson County
c/o County Judge
701 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

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

EXHIBIT D

0.414 Ac.
John B. Robinson Survey, A-521
Williamson County, Texas

Loomis Job No. 110807-01
FN1410(ktm)
Page 1 of 3

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.414 OF ONE ACRE OF LAND IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 82.28 ACRE TRACT OF LAND, DESIGNATED AS TRACT 12 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO 183 BLW, LP OF RECORD IN DOCUMENT NO. 2010029253, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.414 OF ONE ACRE AS SURVEYED BY LOOMIS PARTNERS, INC., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at calculated point in the south right-of-way line of State Highway 29, for the northerly northwest corner of the said 82.28 acre 183 BLW tract, same being the east corner of a called 39.28 acre tract of land described in the special warranty deed to HEB Grocery Company, LP of record in Document No. 2008061679, Official Public records of Williamson County, Texas; from said calculated point a Texas Department of Transportation Type I concrete monument found in the south right-of-way of State Highway 29 bears N 72° 13' 36" W, 1896.89 feet;

THENCE S 17° 46' 16" W, leaving the south right-of-way line of State Highway 29, with the northwest line of the said 82.28 acre 183 BLW tract and the south line of the said 39.28 acre HEB tract, at a distance of 0.11 feet pass a 1/2-inch iron rod with an illegible plastic cap found for reference and continuing for a total distance of 202.35 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" previously set in the proposed south right-of-way line of State Highway 29;

THENCE S 71° 36' 32" E, crossing the said 82.28 acre 183 BLW tract, with the proposed south right-of-way line of State Highway 29, a distance of 480.95 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 71° 36' 32" E, crossing the said 82.28 acre 183 BLW tract, with the proposed south right-of-way line of State Highway 29, and with the north line of the tract described herein, a distance of 23.86 feet to a calculated point for the northeast corner of tract described herein;

THENCE leaving the proposed south right-of-way line of State Highway 29, continuing across the said 82.28 acre 183 BLW tract, with the east, south and west lines of the tract described herein, the following eleven (11) courses and distances:

1. S 32° 38' 53" E, a distance of 171.27 feet to a calculated angle point,
2. S 22° 26' 33" E, a distance of 343.47 feet to a calculated angle point,
3. S 02° 28' 05" E, a distance of 436.03 feet to a calculated angle point,
4. S 03° 39' 55" W, a distance of 126.38 feet to a calculated angle point,
5. S 38° 38' 36" W, a distance of 124.39 feet to a calculated point for the southeast corner of the tract described herein,
6. N 52° 04' 18" W, a distance of 15.00 feet to a calculated point for the southwest corner of the tract described herein,
7. N 38° 38' 36" E, a distance of 119.85 feet to a calculated angle point,
8. N 03° 39' 55" E, a distance of 122.85 feet to a calculated angle point,

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EXHIBIT D

0.414 Ac.
John B. Robinson Survey, A-521
Williamson County, Texas

Loomis Job No. 110807-01
FN1410(ktm)
Page 2 of 3

9. N 02° 28' 05" W, a distance of 432.58 feet to a calculated angle point,
10. N 22° 25' 33" W, a distance of 339.49 feet to a calculated angle point, and
11. N 32° 38' 53" W, a distance of 188.48 feet to the **POINT OF BEGINNING** and containing 0.414 of one acre of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

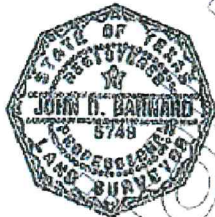
LOOMIS WORD FILE: FN1410(ktm)

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

That I, John D. Barnard, 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 during the months of November and December 2012 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 21st of December, 2012 A.D.

Loomis Partners
Austin, Texas 78746




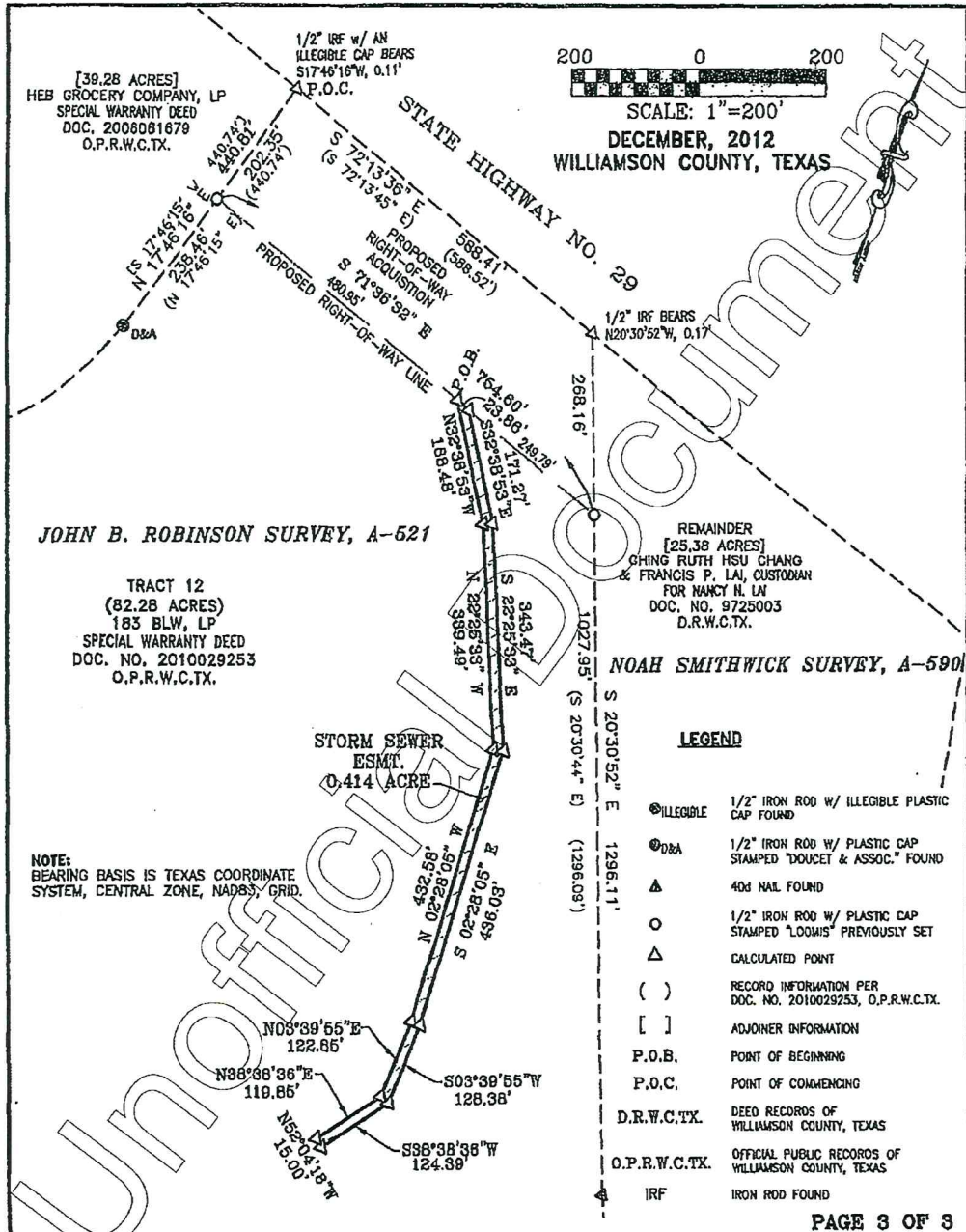

John Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

EXHIBIT D



PAGE 3 OF 3



LOOMIS PARTNERS

ENGINEERING • LAND SURVEYING • ENVIRONMENTAL CONSULTING •
3101 Bee Cave Road, Suite 100 • Austin, Texas 78746
(TEL) 812.327.1180 • (FAX) 812.327.4082 • www.loomis-partners.com

**EXHIBIT TO ACCOMPANY
FIELDNOTES FN1410(ktm)**

FILE: H:\Survey\WilliamsonCounty\SewardJunction\Work\Exhibits\FN1410_Storm sewer esmt.DWG
DATE: Dec 21, 2012-2:47pm

EXHIBIT D

1.898 Ac.
John B. Robinson Survey, A-521
Williamson County, Texas

Loomis Job No. 110807-01
FN1408(ktm)
Page 1 of 3

FIELD NOTES DESCRIPTION - POND EASEMENT

DESCRIPTION OF 1.898 ACRES OF LAND IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 82.28 ACRE TRACT OF LAND, DESIGNATED AS TRACT 12 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO 183 BLW, LP OF RECORD IN DOCUMENT NO. 2010029253, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.898 ACRES AS SURVEYED BY LOOMIS PARTNERS, INC., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the north right-of-way line of Williamson County Road No. 259, (C.R. 259), at the southeast corner of the said 82.28 acre 183 BLW tract, same being the southwest corner of a called 25.38 acre tract described in the deed to Ching Ruth Hsu and Francis P. Lai, custodian for Nancy N. Lai of record in Document No. 9725003, Deed Records of Williamson County, Texas;

THENCE N 22° 45' 07" W, with the east line of the said 82.28 acre 183 BLW tract and the west line of the said 25.38 acre tract, a distance of 117.29 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" previously set in the proposed north right-of-way line of County Road No. 259;

THENCE S 67° 46' 55" W, crossing the said 82.28 acre 183 BLW tract, with the proposed north right-of-way line of County Road No. 259, a distance of 771.19 feet to a calculated point for an angle point in the south line and the **POINT OF BEGINNING** of the tract described herein;

THENCE S 67° 46' 55" W, crossing the said 82.28 acre 183 BLW tract, with the proposed north right-of-way line of County Road No. 259, and with the south line of the tract described herein, a distance of 24.33 feet to a calculated point for the south corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" previously set for an angle point in the proposed north right-of-way line of County Road No. 259 bears S 67° 46' 55" W, a distance of 0.52 feet;

THENCE leaving the proposed north right-of-way line of County Road No. 259, continuing across the said 82.28 acre 183 BLW tract, with the west, north, east, and south lines of the tract described herein, the following four (4) courses and distances:

1. N 52° 04' 18" W, a distance of 172.69 feet to a calculated point for the west corner of the tract described herein,
2. N 38° 02' 33" E, a distance of 448.20 feet to a calculated point for the north corner of the tract described herein,
3. S 52° 04' 18" E, a distance of 184.76 feet to a calculated point for the east corner of the tract described herein, and
4. S 38° 02' 33" W, a distance of 427.10 feet to the **POINT OF BEGINNING** and containing 1.898 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.



H:\Survey\FieldNotes\FN-1400\FN1408(ktm).doc

EXHIBIT D

1.898 Ac.
John B. Robinson Survey, A-521
Williamson County, Texas

Loomis Job No. 110807-01
FN1408(ktm)
Page 2 of 3

LOOMIS WORD FILE: FN1408(ktm)

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That I, John D. Barnard, 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 during the months of November and December 2012 under my direction and supervision.

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Loomis Partners
Austin, Texas 78746




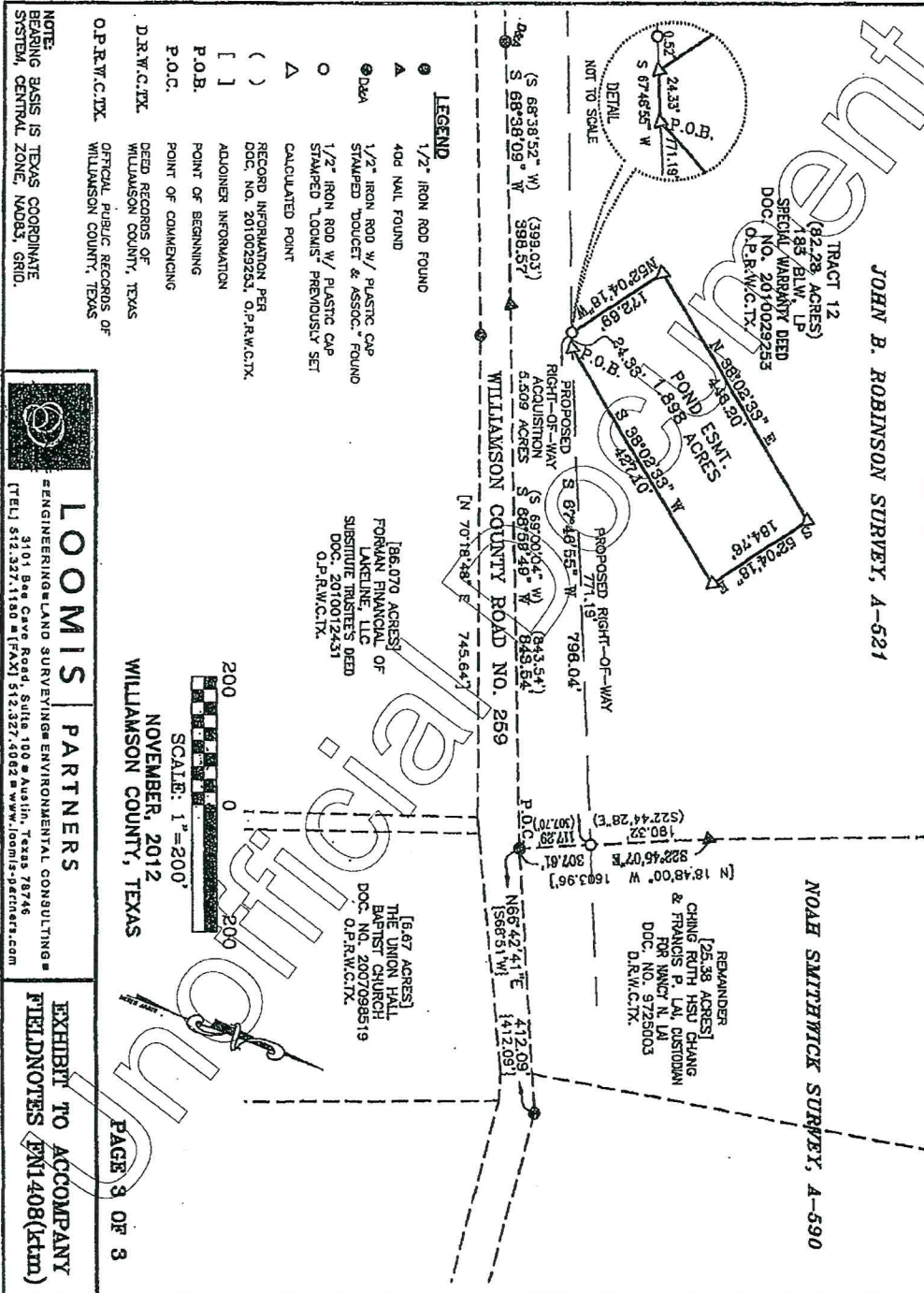

John Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

EXHIBIT D



FILE: H:\Survey\WilliamsonCounty\SewardJunction\Work\Exhibits\FN1408_POND ESMT.DWG
DATE: Dec 19, 2012-10:54am

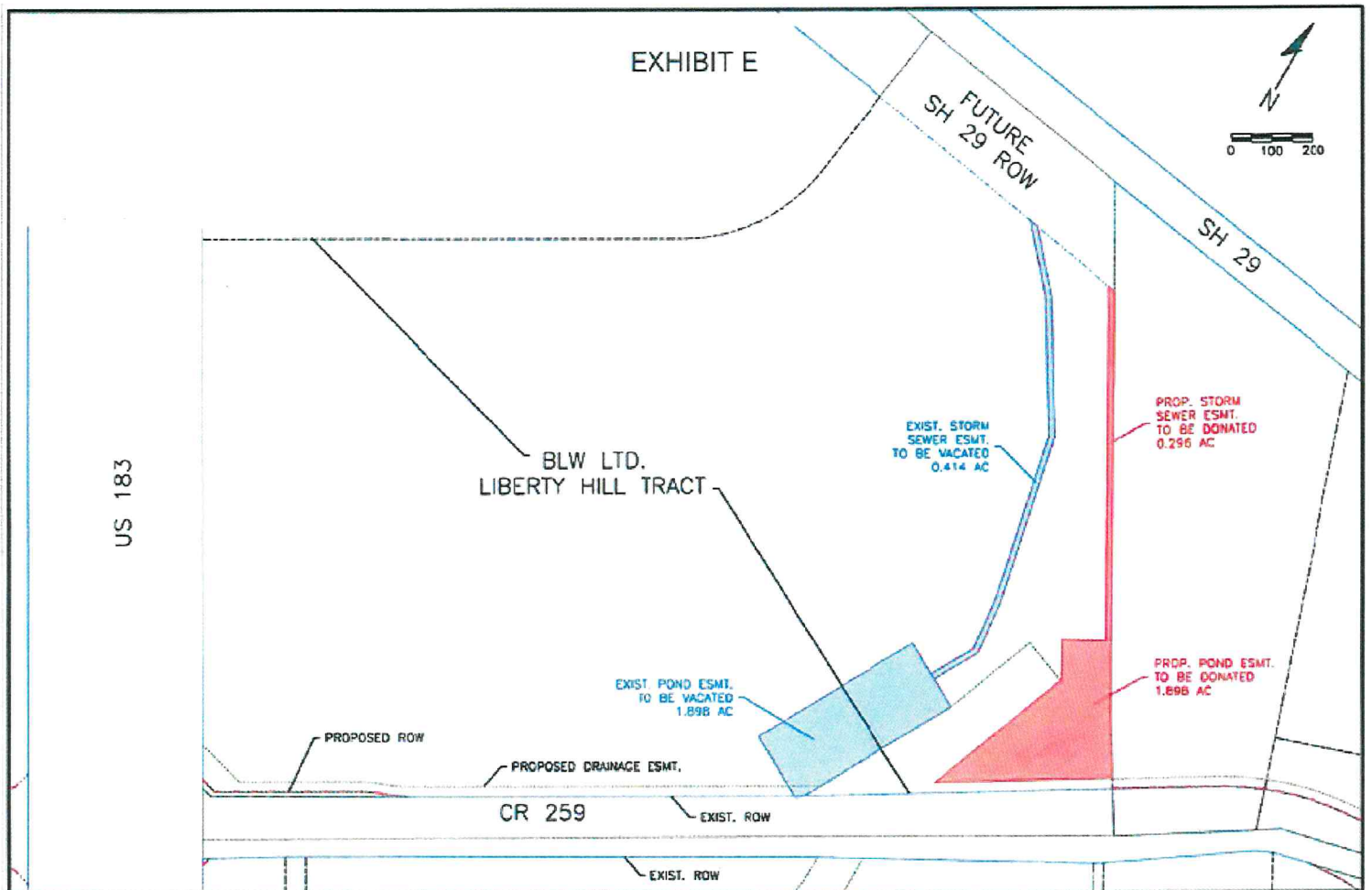


EXHIBIT F

0.1287-Ac.
John B. Robinson Survey, A-521,
Williamson County, Texas

Job No. 5569-02-001
FN1782(gt)
Page 1 of 6

FIELD NOTES DESCRIPTION - PARCEL 2

DESCRIPTION OF 0.1287 ACRE (5,608 SQUARE FEET) OF LAND IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 82.28 ACRE TRACT OF LAND, DESIGNATED AS TRACT 12, AND DESCRIBED IN THE DEED TO 183 BLW, LP OF RECORD IN DOCUMENT NO. 2010029253, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.1287 ACRE AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "LOOMIS" previously set, 210.97 feet left of U.S. Highway 183 Engineer's Baseline Station 119+82.23, and 96.11 feet left of Williamson County Road 259 Engineer's Baseline Station 178+38.93, at the intersection of the east right-of-way line of U.S. Highway 183, a varying width right-of-way and the north right-of-way line of County Road 259, a varying width right-of-way, same being the west line of the said 82.28 acre tract, and marking the northwest corner of that certain called 5.509 acre right-of-way dedication to Williamson County, Texas, of record in Document No. 2013002950, Official Public Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod with plastic cap stamped "DOUCET & ASSOCIATES" found in the east right-of-way line of U.S. Highway 183, at the southwest corner of the said 82.28 acre tract, same being the southwest corner of the said 5.509 acre tract, bears S 21° 02' 34" E, a distance of 128.93 feet;

THENCE N 21° 02' 34" W, with the east right-of-way line of U.S. Highway 183, same being the west line of the said 82.28 acre tract, and with the west line of the tract described herein, a distance of 20.89 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 210.97 feet left of U.S. Highway 183 Baseline Station 119+61.34 and 117.00 feet left of County Road 259 Baseline Station 178+38.95, for the northwest corner of the tract described herein, from which a calculated point, 211.01 feet left of U.S. Highway 183 Baseline Station 106+36.66, in the east right-of-way line of U.S. Highway 183, at the northwest corner of the said 82.28 acre tract, same being the southwest corner of that certain called 39.28 acre tract of land described in the deed to HEB Grocery Company, LP, of record in Document No. 2006061679, Official Public Records of Williamson County, Texas, bears N 21° 02' 34" W, a distance of 1324.68 feet, and from said calculated point, a 1/2-inch iron rod with plastic cap stamped "DOUCET & ASSOCIATES" found bears S 68° 57' 15" W, a distance of 0.15 feet;

THENCE leaving the east right-of-way line of U.S. Highway 183 and crossing the said 82.28 acre tract with the proposed north right-of-way line of County Road 259, same being the north line of the tract described herein, the following five (5) courses and distances:

1. S 66° 03' 51" E, a distance of 42.41 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 87.00 feet left of County Road 259 Baseline Station 178+68.93, for an angle point,
2. N 68° 54' 52" E, a distance of 356.57 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 87.00 feet left of County Road 259 Baseline Station 182+25.50, for a point of curvature,
3. with the arc of a curve to the right, having a radius of 317.00 feet, an arc distance of 51.62 feet and a chord which bears N 73° 34' 46" E, a distance of 51.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 82.81 feet left of County Road 259 Baseline Station 182+76.89, for a point of tangency,
4. N 78° 14' 40" E, a distance of 25.06 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 78.74 feet left of County Road 259 Baseline Station 183+01.62, for a point of curvature, and
5. with the arc of a curve to the left, having a radius of 283.00 feet, an arc distance of 46.08 feet and a chord which bears N 73° 34' 46" E, a distance of 46.03 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 183+47.50, in the existing

EXHIBIT F

0.1287-Ac.
John B. Robinson Survey, A-521,
Williamson County, Texas

Job No. 5569-02-001
FN1782(gt)
Page 2 of 6

north right-of-way line of County Road 259, same being the north line of the said 5.509 acre tract, for the east corner of the tract described herein, from which a 1/2-inch iron rod with plastic cap stamped "LOOMIS" previously set, 74.95 feet left of County Road 259 Baseline Station 193+09.91, at an angle point in the existing north right-of-way line of County Road 259, same being the north line of the said 5.509 acre tract bears N 68° 54' 52" E, a distance of 961.67 feet;

THENCE continuing across the said 82.28 acre tract with the existing north right-of-way line of County Road 259, same being the north line of the said 5.509 acre tract, and being the south line of the tract described herein, the following two (2) courses and distances:

1. S 68° 54' 52" W, a distance of 487.20 feet to a 1/2-inch iron rod with plastic cap stamped "LOOMIS" previously set, 75.00 feet left of County Road 259 Baseline Station 178+60.30, for an angle point, and
2. N 66° 26' 03" W, a distance of 30.03 feet to the **POINT OF BEGINNING** and containing 0.1287 acre (5,608 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1782(gt)

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That I, John D. Barnard, 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 during the months of January through June 2015 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 24th of August, 2016 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

EXHIBIT F

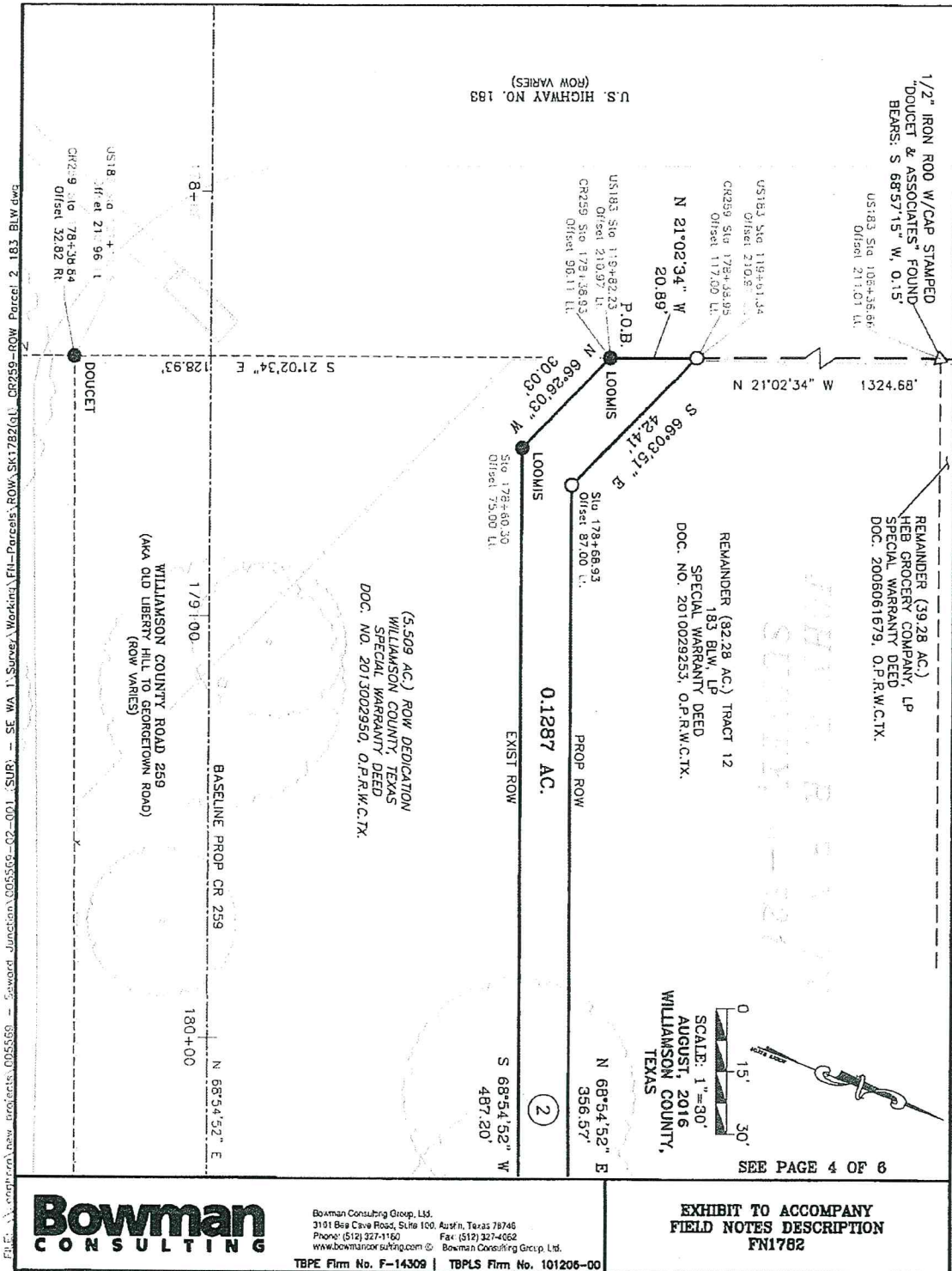


EXHIBIT F

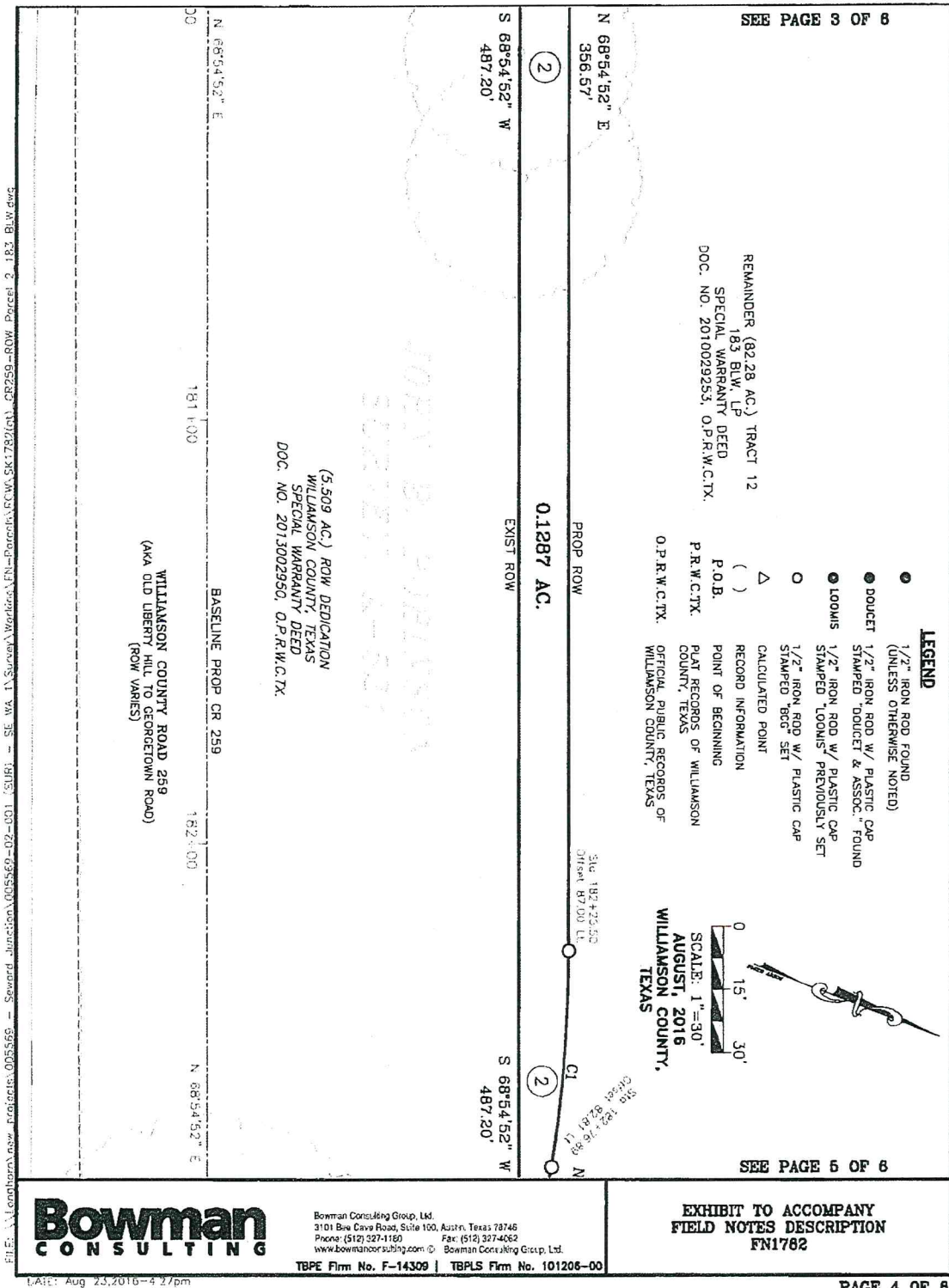
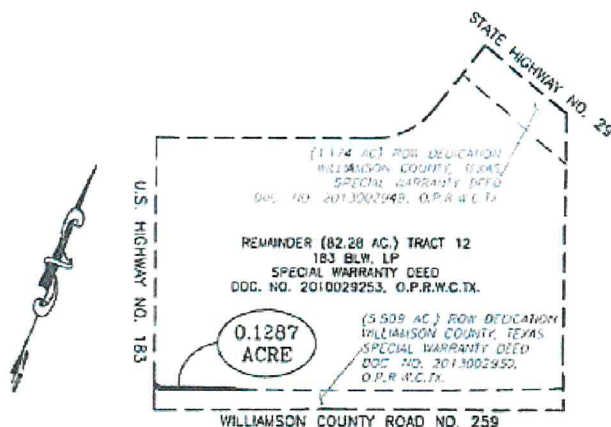


EXHIBIT F

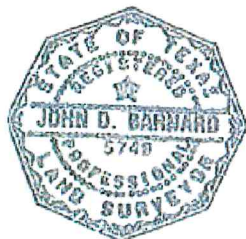
NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4204), NAD83, GRID, BASED ON SURVEY TIES MADE TO CONTROL MONUMENTS SAM3, SAM4, SAM5 & SAM6 AS SHOWN ON CONTROL SHEETS FOR THE US 183: CR213 TO RIVA RIDGE DRIVE PROJECT (CSJ: 0151-04-063/064); LOWER COLORADO RIVER AUTHORITY (LCRA) CONTROL MONUMENTS AZF9 AND X622; AND TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) CONTROL MONUMENT N2463018.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000115 (GRID TO SURFACE).
4. IMPROVEMENTS SHOWN HEREON ARE BASED ON AN ENGINEERING DESIGN SURVEY PERFORMED BY BOWMAN CONSULTING, DURING THE MONTHS OF JANUARY THROUGH JUNE, 2015.
5. COUNTY ROAD 259 STATIONS AND OFFSETS SHOWN HEREON ARE BASED ON THE THE PROJECT BASELINES (269011AL01 DGN), AS PROVIDED BY AGUIRRE & FIELDS, LP ON 08-26-2015.
6. THE ACREAGE CALCULATED AND SHOWN HEREON IS DERIVED FROM RECORD INFORMATION, AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS DOES NOT IN ANY WAY REPRESENT A BOUNDARY SURVEY OF THE PARENT TRACT.
7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



WHOLE PROPERTY INSET
(NOT TO SCALE)

PROPOSED PARCEL ACQUISITION TABLE	
RECORD PROPERTY AREA =	82.28 ACRES
DOC. 2013002949 ROW ACQUISITION AREA =	3.174 ACRES
DOC. 2013002950 ROW ACQUISITION AREA =	5.509 ACRES
PROPOSED ROW ACQUISITION AREA =	0.1287 ACRE
CALCULATED REMAINDER AREA =	73.4683 ACRES



SURVEYOR CERTIFICATION

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.

[Signature]
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5749,
STATE OF TEXAS

DATE

Bowman
CONSULTING

Bowman Consulting Group, LLC
3101 Blue Cove Road, Suite 100, Austin, Texas 78746
Phone (512) 527-1160 Fax (512) 527-4262
www.bowmanconsulting.com © Bowman Consulting Group, LLC

TBPE Firm No. F-14308 | TBPLS Firm No. 101208-00

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1782

EXHIBIT G

2.8893-Ac.
John B. Robinson Survey, A-521,
Williamson County, Texas

Job No. 5569-02-001
FN1868-R1(gt)
Page 1 of 10

FIELD NOTES DESCRIPTION – PARCEL 2DE

DESCRIPTION OF 2.8893 ACRES (125,858 SQUARE FEET) OF LAND IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 82.28 ACRE TRACT OF LAND, DESIGNATED AS TRACT 12, AND DESCRIBED IN THE DEED TO 183 BLW, LP OF RECORD IN DOCUMENT NO. 2010029253, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.8893 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCHES, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "LOOMIS" previously set, 210.97 feet left of U.S. Highway 183 Engineer's Baseline Station 119+82.23, and 96.11 feet left of Williamson County Road 259 Engineer's Baseline Station 178+38.93, at the intersection of the east right-of-way line of U.S. Highway 183, a varying width right-of-way and the north right-of-way line of County Road 259, a varying width right-of-way, same being the west line of the said 82.28 acre tract, for the northwest corner of that certain called 5.509 acre right-of-way dedication to Williamson County, Texas, of record in Document No. 2013002950, Official Public Records of Williamson County, Texas, same being the southwest corner of a 0.1287 acre proposed right-of-way parcel (ROW Parcel 2) for County Road 259, from which a 1/2-inch iron rod with plastic cap stamped "DOUCET & ASSOCIATES" found in the east right-of-way line of U.S. Highway 183, at the southwest corner of the said 82.28 acre tract, same being the southwest corner of the said 5.509 acre tract, bears S 21° 02' 34" E, a distance of 128.93 feet;

THENCE N 21° 02' 34" W, with the east right-of-way line of U.S. Highway 183, same being the west line of the said 82.28 acre tract, and with the west line of the proposed County Road 259 ROW Parcel 2, a distance of 20.89 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 210.97 feet left of U.S. Highway 183 Baseline Station 119+61.34 and 117.00 feet left of County Road 259 Baseline Station 178+38.95, at the northwest corner of the proposed County Road 259 ROW Parcel 2, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 21° 02' 34" W, continuing with the east right-of-way line of U.S. Highway 183, same being the west line of the said 82.28 acre tract, and with the west line of the tract described herein, a distance of 85.83 feet to a calculated point for the northwest corner of the tract described herein, from which a calculated point, 211.01 feet left of U.S. Highway 183 Baseline Station 106+36.66, in the east right-of-way line of U.S. Highway 183, at the northwest corner of the said 82.28 acre tract, same being the southwest corner of that certain called 39.28 acre tract of land described in the deed to HEB Grocery Company, LP, of record in Document No. 2006061679, Official Public Records of Williamson County, Texas, bears N 21° 02' 34" W, a distance of 1238.85 feet, and from said calculated point, a 1/2-inch iron rod with plastic cap stamped "DOUCET & ASSOCIATES" found bears S 68° 57' 15" W, a distance of 0.15 feet;

THENCE leaving the east right-of-way line of U.S. Highway 183 and crossing the said 82.28 acre tract, with the north line of the tract described herein, the following twelve (12) courses and distances:

1. S 66° 11' 07" E, a distance of 128.68 feet to a calculated angle point,
2. N 68° 54' 52" E, a distance of 295.34 feet to a calculated point of curvature,
3. with the arc of a curve to the right, having a radius of 342.00 feet, an arc distance of 55.69 feet and a chord which bears N 73° 34' 46" E, a distance of 55.63 feet to a calculated point of tangency,
4. N 78° 14' 40" E, a distance of 25.06 feet to a calculated point of curvature,
5. with the arc of a curve to the left, having a radius of 258.00 feet, an arc distance of 42.01 feet and a chord which bears N 73° 34' 46" E, a distance of 41.97 feet to a calculated point of tangency,

EXHIBIT G

2.8893-Ac.
John B. Robinson Survey, A-521,
Williamson County, Texas

Job No. 5569-02-001
FN1868-R1(gt)
Page 2 of 10

6. N 68° 54' 52" E, at a distance of 947.18 feet, cross the southwest line of Drainage and Pond Easement designated as Tract 2 and recorded in Document No. 2013002951, Official Public Records of Williamson County, Texas, and continuing for a total distance of 961.42 feet to a calculated angle point,
7. N 67° 46' 55" E, crossing the said Drainage and Pond Easement Tract 2, a distance of 68.36 feet to a calculated angle point, in the southeast line of the said Drainage and Pond Easement Tract 2,
8. N 38° 02' 33" E, with the southeast line of the said Drainage and Pond Easement Tract 2, a distance of 376.70 feet to a calculated angle point at the east corner of the said Drainage and Pond Easement Tract 2,
9. N 30° 07' 16" E, a distance of 251.57 feet to a calculated point for the north corner of the tract described herein,
10. S 59° 52' 44" E, a distance of 120.00 feet to a calculated point for a northern northeast corner of the tract described herein,
11. S 30° 07' 16" W, a distance of 401.93 feet to a calculated point for a re-entrant corner of the tract described herein, and
12. N 67° 46' 55" E, a distance of 445.83 feet to a calculated point in the east line of the said 82.28 acre tract, same being the west line of that certain called 25.38 acre tract of land, described in the deed to Ching Ruth Hsu and Francis P. Lai, custodian for Nancy N. Lai, of record in Document No. 1997025003, Official Public Records of Williamson County, Texas, and further described in the deeds to Chang 2012 Family Trust (one-half (1/2) undivided interest) of record in Document No. 2012103438, Official Public Records of Williamson County, Texas, and Francis P. Lai (one-half (1/2) undivided interest) of record in Document No. 2012103470, Official Public Records of Williamson County, Texas, for an eastern northeast corner of the tract described herein, from which a 40D nail found in a fence post at the end of a rock wall, at an angle point in the east line of the said 82.28 acre tract bears N 22° 45' 11" W, a distance of 165.33 feet;

THENCE S 22° 45' 11" E, with the east line of the said 82.28 acre tract, same being the west line of the said 25.38 acre tract, and with the east line of the tract described herein, a distance of 25.00 feet to a 1/2-inch iron rod with plastic cap stamped "LOOMIS" previously set, 75.00 feet left of County Road 259 Baseline Station 201+06.69, at an angle point in the existing north right-of-way line of County Road 259, same being the northeast corner of the that certain called 5.509 acre right-of-way dedication to Williamson County, Texas, of record in Document No. 2013002950, Official Public Records of Williamson County, Texas, for the southeast corner of the tract described herein;

THENCE with the north right-of-way line of County Road 259, same being the north line of the said 5.509 acre tract, and re-crossing the said 82.28 acre tract with the south line of the tract described herein, the following two (2) courses and distances:

1. S 67° 46' 55" W, at a distance of 771.19 feet, pass the southeast corner of the said Drainage and Pond Easement Tract 2, at a distance of 795.52, pass the southwest corner of the said Drainage and Pond Easement Tract 2, and continuing for a total distance of 796.04 feet to a 1/2-inch iron rod with plastic cap stamped "LOOMIS" previously set, 74.95 feet left of County Road 259 Baseline Station 193+09.91, for an angle point,
2. S 68° 54' 52" W, a distance of 961.67 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 183+47.50, for the east corner of the proposed County Road 259 ROW Parcel 2, for a point of curvature in the south line of the tract described herein, from which a 1/2-inch iron rod with plastic cap stamped "LOOMIS" previously set, 75.00 feet left of County Road 259 Baseline Station 178+60.30, for an angle point in the north right-

EXHIBIT G

2.8893-Ac.
John B. Robinson Survey, A-521,
Williamson County, Texas

Job No. 5569-02-001
FN1868-R1(gt)
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of-way line of County Road 259, same being the north line of the said 5.509 acre tract, bears S 68° 54' 52" W, a distance of 487.20 feet;

THENCE leaving the north right-of-way line of County Road 259 and continuing across the said 82.28 acre tract, with the proposed north right-of-way line of County Road 259 (ROW Parcel 2), and with the south line of the tract described herein, the following five (5) courses and distances:

1. with the arc of a curve to the right, having a radius of 283.00 feet, an arc distance of 46.08 feet and a chord which bears S 73° 34' 46" W, a distance of 46.03 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 78.74 feet left of County Road 259 Baseline Station 183+01.62, for a point of tangency,
2. S 78° 14' 40" W, a distance of 25.06 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 82.81 feet left of County Road 259 Baseline Station 182+76.89, for a point of curvature,
3. with the arc of a curve to the left, having a radius of 317.00 feet, an arc distance of 51.62 feet and a chord which bears S 73° 34' 46" W, a distance of 51.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 87.00 feet left of County Road 259 Baseline Station 182+25.50, for a point of tangency,
4. S 68° 54' 52" W, a distance of 356.57 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 87.00 feet left of County Road 259 Baseline Station 178+68.93, for an angle point, and
5. N 66° 03' 51" W, a distance of 42.41 feet to the **POINT OF BEGINNING** and containing 2.8893 acres (125,858 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1868-R1(gt)

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That I, John D. Barnard, 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 during the months of January through June 2015 under my direction and supervision.

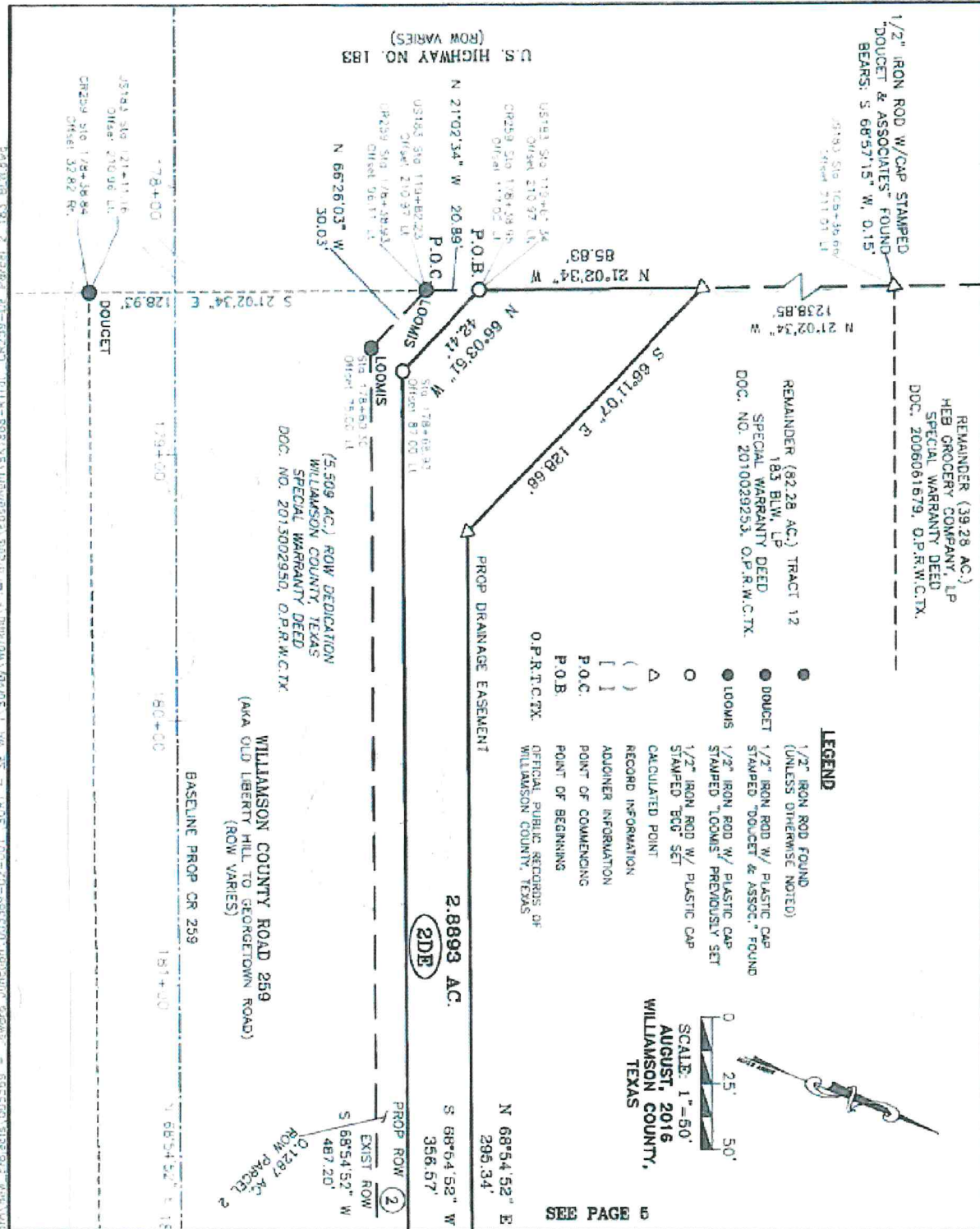
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 24th of August, 2016 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

EXHIBIT G



Bowman
CONSULTING

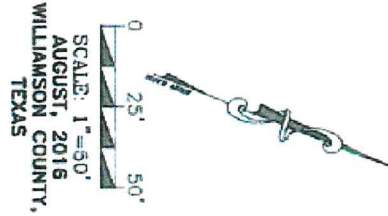
Bowman Consulting Group, Ltd.
 3100 Sea Cave Road, Suite 100 Austin, Texas 78748
 Phone: (512) 327-1160 Fax: (512) 327-4662
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1888-R1

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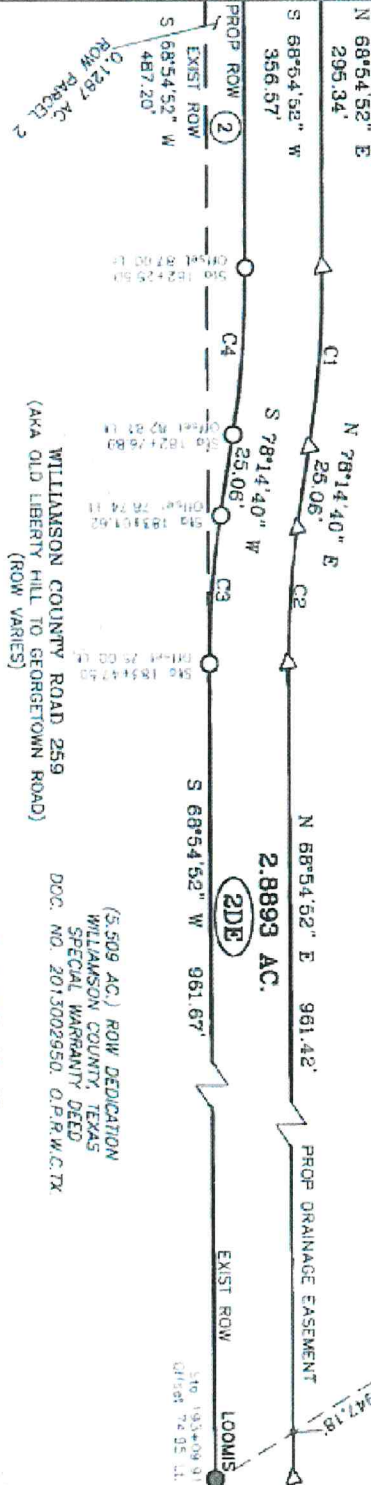
SEE PAGE 4



SCALE: 1"=50'
AUGUST, 2016
WILLAMSON COUNTY,
TEXAS

REMAINDER (82.28 AC.) TRACT 12
183 BLW, LP
SPECIAL WARRANTY DEED
DOC. NO. 2010029253, O.P.R.W.C.TX.

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	342.00'	55.89'	N 73°34'46" E	55.63'
C2	258.00'	42.01'	N 73°34'46" E	41.97'
C3	263.00'	46.08'	S 73°34'46" W	46.03'
C4	317.00'	51.62'	S 73°34'46" W	51.56'



SEE PAGE 6

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1868-R1

Bowman
CONSULTING

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2101 Bee Cave Road, Suite 100, Austin, Texas 78746
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Web: bowmanconsulting.com

TBPE Firm No. F-14308 TBPLS Firm No. 101206-00

08/15/2016 5:09pm

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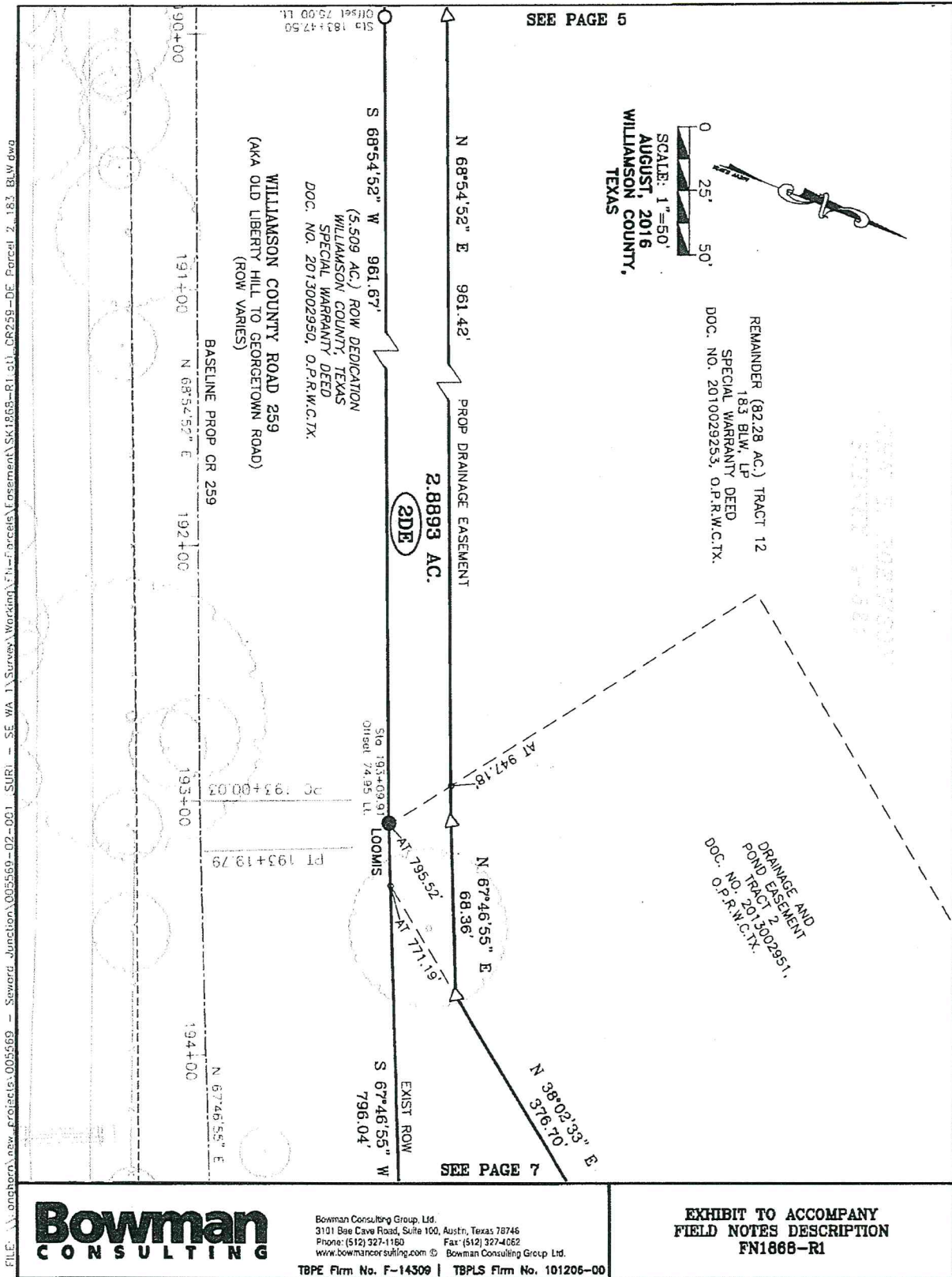
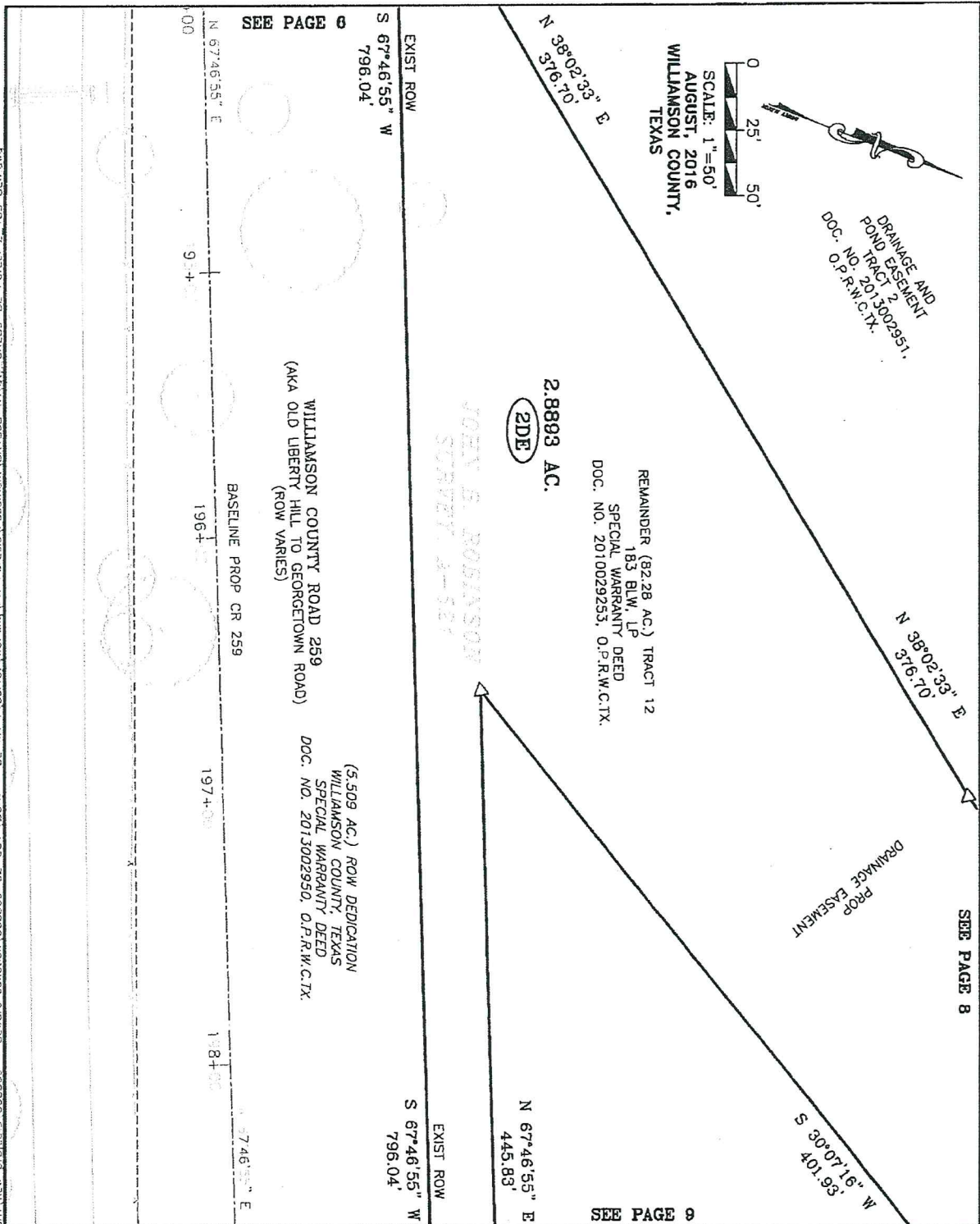


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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1868-R1

DATE Aug 23, 2016-6:13pm

PAGE 7 OF 10