MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this "Memorandum") is executed by and between **RIVER OAKS LAND PARTNERS II, LLC**("Developer") and WILLIAMSON COUNTY (the "County"). Developer and County being herein referred to individually as ("Party") or collectively as (the "Parties").

RECITALS

WHEREAS, Developer has acquired 706.72 acres of real property located in Williamson County, Texas, located near the intersection CR 214 and San Gabriel Ranch Road and described by metes and bounds on Exhibit A (the "Development Land"); and

WHEREAS, the County acknowledges that the development of the Development Land will serve the public purpose of maximizing economic benefits and revenues to the County and the economic impact of the Development Land; and

WHEREAS, the Developer is in the process of submitting a preliminary plat to the County for a portion of the Development Land and the Parties desire to reach an understanding regarding the preliminary plat as well as the remaining Development Land; and

WHEREAS, the County and Developer acknowledge that the terms and conditions listed herein are not legally binding against either Party, but merely serve as a memorandum of the current understanding of the Parties and provide the basis for the County and Developer to negotiate a Development Agreement acceptable to both Parties.

NOW THEREFORE, Parties the County and Developer agree to work cooperatively and in good faith to draft and approve future agreements as generally described herein:

1. Development Agreement. Developer and County intend to enter into a Development Agreement (along with documents ancillary thereto, the "Development Agreement") with the County pertaining the Development Land. The Development Agreement shall be in a form mutually acceptable to both the County and Developer and shall contain provisions as detailed therein regarding the dedication of future right-of-way and abandonment of existing right-of-way within the Development Land, defining the limits of CR 214 paving construction for both parties.

2. Abandonment of Right-of-way. Conditioned upon Developer complying with the final terms and conditions of the Development Agreement, the County will follow the required legal procedures to abandon approximately 3.19 acres of existing CR 214 right-of-way, at the location shown on Exhibit "B", attached hereto.

3. Dedication of Right-of-way. As consideration for the abandonment of the right-of-way described in Section 2, above, and other valuable consideration, the Developer agrees to dedicate to the County, in fee simple and free and clear of all liens and other encumbrances, through platting or otherwise, as determined by the County, approximately 13.98 acres of right-of-way, being in five separate tracts containing approximately 1.89 acres, 1.47 acres, 0.40 acres, 4.27 acres, and 5.95 acres, all as shown on Exhibit "B" and "C", attached hereto. The parties agree

that the width of the arterial through the Development Land shall be up to 120 feet in width for the arterial extension and realignment of CR 214 to the North Fork San Gabriel River and 136' at the arterial for the future county road along the gas pipeline easement, so the above acreages may be more or less than the 13.98 acres, depending on a final survey.

4. FM 3405. The parties agree to work with each other to extend the CR 214 ROW through the Development Property, and in the event that Developer shall acquire additional real property northeast of the North Fork San Gabriel River, through the additional property toward the extension of FM 3405 as shown in the Williamson County Transportation Plan.

5. Definitive Agreements. This Memorandum sets forth and outlines the understanding and intent of the Parties relative to the subject matter herein, and the Parties' desire to establish a framework for drafting the Development Agreements. The Parties to this Memorandum agree to work in good faith to enter into the Development Agreements to document the terms and agreements set forth in this Memorandum. This Memorandum is not binding upon the Parties to this Memorandum, however, the Parties acknowledge and agree that but for the terms and conditions set forth in this Memorandum, Developer would not move forward with the development of the Development Land. By signing below, each of the Parties represents that this Memorandum correctly sets forth and describes its understanding, intentions and desires. Each Party executing this Memorandum represents that it has the right, power and authority to enter into this Memorandum.

6. Legal Effect of Memorandum. This Memorandum is intended to provide an outline of the current understanding of the Parties hereto, and is not intended to legally bind the Parties to the terms and conditions stated herein. The Parties, however, agree that the terms and conditions stated herein are reasonable and provide an outline for future actions by the Parties.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum by their duly authorized representatives.

Date:_____

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ATTEST:

_____
County Clerk Nancy Rister

Date: _____

RIVER OAKS LAND PARTNERS II, LLC

By: Randy Rollo
Printed Name: RANDY ROLLO
Title: Manager

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT "A"
Legal Description

TRACT 1

678.09 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465, THE J. H. LEE SURVEY, ABSTRACT NO. 835 AND J. L. BROWN SURVEY, ABSTRACT NO. 788, ALL IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 77.5254 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008093237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 20.03 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND A PORTION OF THE REMAINDER OF A CALLED 846.46 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, BOTH REFERENCED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008076591 OF SAID O.P.R.W.C.T. AND BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., AS RECORDED IN DOCUMENT NO. 2008064005 OF SAID O.P.R.W.C.T.; SAID 678.09 ACRES CONSISTS OF THE FOLLOWING:

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TRACT C (SAVE & EXCEPT)	=	- 10.00 ACRES
TOTAL	=	**678.09 ACRES**

EXHIBIT "A"
Legal Description

TRACT A = 689.09 ACRES

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "FOREST 1847" found for the North corner of the remainder of a called 201.375 acre tract of land described in a Special Warranty Deed to River Oaks Land Partners, LLC recorded in Document No. 2016083415 of said O.P.R.W.C.T., being in the Easterly right-of-way line of County Road No. 214 (R.O.W. Varies) and the Southeast line of a called 3.43 acre tract of land described as 'PARCEL 6E' in deed to Williamson County, Texas, recorded in Document No. 2009093312 of said O.P.R.W.C.T., from which a 1/2-inch rebar found in said Easterly right-of-way line of County Road No. 214 and the Southeast line of said 'PARCEL 6E', bears along a curve to the Left having a radius of 1372.36 feet, an arc length of 31.58 feet, a delta angle of 01°19'06", and a chord which bears South 26°55'42" West a distance of 31.58 feet;

THENCE along said Easterly right-of-way line of County Road No. 214 and said PARCEL 6E, the following three (3) courses and distances:

1. Along a curve to the **Right** having a radius of **1372.36** feet, an arc length of **285.86** feet, a delta angle of **11°56'04"**, and a chord which bears **North 33°33'17" East** a distance of **285.34** feet to a 60D Nail found for a point of tangency;

2. **North 39°23'11" East** a distance of **278.33** feet to a 60D nail found; and

3. **North 39°26'20" East** a distance of **1312.31** feet to a 1/2-inch rebar with cap stamped "CS LTD" found in the common line of said 77.5254 acre tract and said remainder of 846.46 acre tract, being the Southeast corner of said 'PARCEL 6E' and the Southwest corner of a called 0.45 of one acre tract of land described as 'PARCEL 6C', recorded in said Document No. 2009093312;

THENCE over and across said remainder of 846.46 acre tract and along the boundary of said PARCEL 6C, the following six (6) courses and distances:

1. **North 39°26'26" East** a distance of **278.40** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;

2. **North 50°35'36" West** a distance of **66.05** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;

3. **South 46°09'31" West** a distance of **49.06** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;

EXHIBIT "A"
Legal Description

4. **South 44°21'51" West** a distance of **53.53** feet to a calculated point;

5. **South 43°27'42" West** a distance of **91.32** feet to a calculated point; and

6. **South 41°50'37" West** a distance of **31.53** feet to a calculated point for the Northwest corner of said PARCEL 6C, being in the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road (R.O.W. Varies);

THENCE along the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road, the following five (5) courses and distances:

1. **North 05°55'55" West** a distance of **81.36** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

2. **North 05°40'37" West** a distance of **111.20** feet to a calculated point;

3. **North 20°05'22" West** a distance of **554.52** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

4. **North 20°39'10" West** a distance of **591.48** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and

5. **North 21°26'17" West** a distance of **691.96** feet to a 1/2-inch rebar found for the Northwest corner of said remainder of 846.46 acre tract and the Southwest corner of Lot 57, Block A, THE HIDDEN CREEK ESTATES, a subdivision recorded in Document No. 2016032981 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said THE HIDDEN CREEK ESTATES, the following ten (10) courses and distances:

1. **North 69°35'27" East** a distance of **626.58** feet to a 1/2-inch rebar with cap stamped "MATKIN INC – HOOVER ENG & SURVEY" found;

2. **North 68°54'59" East** a distance of **459.95** feet to a calculated point;

3. **North 69°37'18" East** passing a cotton spindle found at a distance of 11.92 feet for the Southeast corner of Lot 51, said Block A and the Southwest corner of Lot 50, said Block A, and continuing for a total distance of **440.57** feet to a 1/2-inch rebar found for the Southeast corner of Lot 48, said Block A, and an interior corner of said remainder of 846.46 acre tract;

4. **North 19°11'59" West** a distance of **166.78** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

5. **North 19°02'23" West** a distance of **284.68** feet to a 1/2-inch rebar found;

EXHIBIT "A"
Legal Description

6. **North 18°56'31" West** a distance of **438.17** feet to a calculated point;

7. **North 18°54'17" West** a distance of **356.38** feet to a 3/4-inch pipe found;

8. **North 69°50'55" East** a distance of **726.07** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

9. **North 68°48'59" East**, passing a 1/2-inch rebar with an illegible cap found at 6.61 feet for the Southeast corner of Lot 14 and the Southwest corner of Lot 13, both of said Block A, and continuing for a total distance of **289.21** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and

10. **North 70°02'36" East** a distance of **699.17** feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract, being in the Southeast line of said Lot 13 and the West line of a called 232.61 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 845, Page 441 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), also being in the approximate centerline of the San Gabriel River (North Fork);

THENCE along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 232.61 acre tract, the following three (3) courses and distances:

1. **South 26°51'24" East** a distance of **16.62** feet to a calculated point;

2. **South 71°39'36" East** a distance of **565.27** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and

3. **North 75°37'28" East** passing the Southeast corner of said 232.61 acre tract and an exterior corner of a called 174.04 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 1010, Page 502 of said D.R.W.C.T., and continue for a total distance of **337.99** feet to a calculated point for the Northwest corner of said 20.03 acre tract and the Northeast corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said 20.03 acre tract and said 174.04 acre tract, the following eleven (11) courses and distances:

1. **North 70°37'54" East** a distance of **293.16** feet to a calculated point;

2. **North 85°49'01" East** a distance of **119.72** feet to a calculated point;

3. **South 79°21'06" East** a distance of **65.15** feet to a calculated point;

EXHIBIT "A"
Legal Description

4. **South 65°22'29" East** a distance of **93.18** feet to a calculated point;
5. **South 56°12'48" East** a distance of **210.41** feet to a calculated point;
6. **South 42°51'48" East** a distance of **130.55** feet to a calculated point;
7. **South 45°46'57" East** a distance of **229.38** feet to a calculated point;
8. **South 44°12'16" East** a distance of **229.44** feet to a calculated point;
9. **South 33°02'18" East** a distance of **183.70** feet to a calculated point;
10. **South 36°57'23" East** a distance of **155.03** feet to a calculated point; and
11. **South 41°10'31" East** a distance of **399.57** feet to a calculated point for the Southeast corner of said 20.03 acre tract and an exterior corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 174.04 acre tract, the following five (5) courses and distances:

1. **South 48°02'38" East** a distance of **109.89** feet to a calculated point;
2. **South 60°42'40" East** a distance of **282.99** feet to a calculated point;
3. **South 74°42'01" East** a distance of **193.06** feet to a calculated point;
4. **South 70°00'50" East** a distance of **657.07** feet to a calculated point; and
5. **South 54°04'21" East** passing the Southeast corner of said 174.04 acre tract and the Northwest corner of a called 302.93 acre tract of land described in deed to Don Hart, recorded in Volume 681, Page 877 of said D.R.W.C.T., and continue for a total distance of **301.00** feet to a calculated point in the common line of said remainder of 846.46 acre tract and said 302.93 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 302.93 acre tract, the following four (4) courses and distances:

1. **South 44°01'38" East** a distance of **276.06** feet to a calculated point;
2. **South 19°23'22" East** a distance of **301.06** feet to a calculated point;
3. **South 37°14'03" East** a distance of **476.00** feet to a calculated point; and

EXHIBIT "A"
Legal Description

4. **South 24°33'01" East** a distance of **171.53** feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract and an exterior corner of a called 40.13 acre tract of land described in deed to M. Conrad Huffstutler, Jr., et al, recorded in Volume 2541, Page 236 of the Official Records of Williamson County, Texas (O.R.W.C.T.);

THENCE along the common line of said remainder of 846.46 acres and said 40.13 acres, the following fourteen (14) courses and distances:

1. **South 85°34'53" West** a distance of **90.11** feet to a calculated point;
2. **North 52°55'08" West** a distance of **61.92** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
3. **South 80°46'01" West** a distance of **125.44** feet to a calculated point;
4. **North 53°24'05" West** a distance of **202.64** feet to a calculated point;
5. **North 34°26'33" West** a distance of **243.70** feet to a calculated point;
6. **North 19°46'38" West** a distance of **104.50** feet to a calculated point;
7. **South 60°20'05" West** a distance of **180.05** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
8. **South 32°23'38" East** a distance of **20.79** feet to a 60D Nail found in an Elm tree;
9. **South 23°24'42" East** a distance of **48.72** feet to a 1/2-inch rebar found;
10. **South 14°40'26" East** a distance of **96.89** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;
11. **South 03°39'42" East** a distance of **100.34** feet to a 60D Nail found in a Cedar tree;
12. **South 06°53'30" West** a distance of **129.85** feet to a 1/2-inch rebar found;
13. **South 35°28'33" West** a distance of **198.32** feet to a 1/2-inch rebar found; and
14. **South 20°48'16" East** a distance of **832.11** feet to a 1/2-inch rebar found for the Southwest corner of said 40.13 acre tract and the Northwest corner of a called 11.68 acre tract of land described in deed to Wayne Hurst, recorded in Document No. 2007093376 of said O.P.R.W.C.T.;

THENCE **South 20°52'31" East** along the common line of said remainder of 846.46 acre tract and said 11.68 acre tract, a distance of **550.08** feet to a 60D Nail found for the Southeast corner of said remainder of 846.46 acre tract and an exterior corner of said 11.68 acre tract, also being in the

EXHIBIT "A"
Legal Description

North line of a called 9.255 acre tract of land described in deed to Richard A. Snellgrooes, et al, recorded in Document No. 2017073302 of said O.P.R.W.C.T.;

THENCE **South 69°08'47" West** along the common line of said remainder of 846.46 acre tract and said 9.255 acre tract, a distance of **385.52** feet to a 1/2-inch rebar found for the common North corner of said 9.255 acre tract and a called 8.98 acre tract of land described in deed to David James Parker, et ux, recorded in Document No. 1999003918 of said O.R.W.C.T.;

THENCE **South 69°18'13" West** along the common line of said remainder of 846.46 acre tract and said 8.98 acre tract, a distance of **319.28** feet to a 1/2-inch rebar found for the common North corner of said 8.98 acre tract and a called 6.00 acre tract of land described in deed to Thad H. Gillespie, et ux, recorded in Document No. 2001025074 of said O.P.R.W.C.T.;

THENCE **South 69°20'48" West** along the common line of said remainder of 846.46 acre tract and said 6.00 acre tract, a distance of **325.42** feet to a 1/2-inch rebar found for the common North corner of said 6.00 acre tract and a called 5.266 acre tract of land described in deed to Jeffrey A. Nelson, recorded in Document No. 2018059283 of said O.P.R.W.C.T.;

THENCE **South 69°31'25" West** along the common line of said remainder of 846.46 acre tract and said 5.266 acre tract, a distance of **350.21** feet to a 1/2-inch rebar with illegible cap found for the common North corner of said 5.266 acre tract and a called 10.122 acre tract of land described in deed to Clinton Sean Pilgrim, et al, recorded in Document No. 2018059068 of said O.P.R.W.C.T.;

THENCE **South 69°07'50" West** along the common line of said remainder of 846.46 acre tract and said 10.122 acre tract, a distance of **293.57** feet to a 1/2-inch rebar found for the common North corner of said 10.122 acre tract and Lot 7, LIBERTY OAKS, a subdivision recorded in Cabinet D, Slide 143-146 of the Plat Records of Williamson County, Texas (P.R.W.C.T);

THENCE **South 69°41'33" West** along the common line of said remainder of 846.46 acre tract and said Lot 7, a distance of **572.37** feet to a 1/2-inch rebar found for the common North corner of said Lot 7 and Lot 6, said LIBERTY OAKS;

THENCE **South 69°40'55" West** along the common line of said remainder of 846.46 acre tract and said Lot 6, a distance of **401.74** feet to a 3-inch post found for the common North corner of said Lot 6 and a called 95.34 acre tract of land described as 'TRACT A' in deed to Watson Ranch, LTD, recorded in Document No. 2009017881 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said 95.34 acre tract, the following four (4) courses and distances:

1. **South 69°41'57" West** a distance of **2602.88** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

EXHIBIT "A"
Legal Description

2. **South 69°56'33" West** a distance of **262.84** feet to a 3-inch post found;

3. **South 69°14'58" West** a distance of **536.82** feet to a 1/2-inch rebar found for an interior corner of said remainder of 846.46 acre tract and the Northwest corner of said 95.34 acre tract; and

4. **South 23°48'32" East** a distance of **105.37** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found for the Northeast corner of said remainder of 201.375 acre tract, from which a 1/2-inch rebar found in the common line of said 95.34 acre tract and said remainder of 201.375 acre tract, bears South 23°48'32" East a distance of 119.03 feet;

THENCE **North 62°11'26" West** along the Northeast line of said remainder of 201.375 acre tract, passing the East corner of a called 10.00 acre tract of land described in deed to River Oaks Land Partners, LLC, recorded in Document Nos. 2017107620, 2017107622, 2017107624, 2017107626, and 2017107628, all of said O.P.R.W.C.T., and continue for a total distance of **566.56** feet to a 1/2-inch rebar found in the Northeast line of said 10.00 acre tract;

THENCE **North 65°27'38" West** along the Northeast line of said 10.00 acre tract, passing the North corner of said 10.00 acre tract, and continue with the Northeast line of said remainder of 201.375 acre tract for a total distance of **1236.53** feet to the **POINT OF BEGINNING** and containing 689.09 acres of land more or less.

SAVE AND EXCEPT

TRACT B = 1.00 ACRES

LOT 1, LONGHORN SUBDIVISION, recorded in Cabinet G, Slide 96 of the Plat Records of Williamson County, Texas.

TRACT C = 10.00 ACRES

Five (5) Director's lots comprising in total 10 acres, recorded in Document Nos. 2017043199, 2017043200, 2017043201, 2017043203, and 2017043204, Official Public Records of Williamson County, Texas.

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TRACT C (SAVE & EXCEPT)	=	- 10.00 ACRES
TOTAL	=	**678.09 ACRES**

EXHIBIT "A"
Legal Description

Tract 2:

18.63 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465 AND THE JAMES HACKETT SURVEY, ABSTRACT NO. 312 BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 77.5254 ACRE TRACT OF LAND DESCRIBED IN DEED TO TEXAS LAND FUND NO. 6, L.P., AS RECORDED IN DOCUMENT NO. 2008093237, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARCELS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap marked "CSLTD" found for the Northwest corner of a called 0.09 of one acre tract of land described as Parcel 6C in a deed to Williamson County, Texas, as recorded in Document No. 2009093312 of said O.P.R.W.C.T., in the existing Westerly right-of-way line of County Road No. 214 (R.O.W. Varies) and also being in the North line of said 77.5254 acre tract;

THENCE with said Westerly right-of-way line of County Road No. 214, the following five (5) courses and distances:

1. **South 26°16'21" West** a distance of **346.45** feet to a 1/2-inch rebar with an illegible cap found for the South corner of said Parcel 6C;

2. **South 26°09'42" West** a distance of **1029.05** feet to a 1/2-inch rebar with cap marked "CSLTD" found;

3. **South 26°18'53" West** a distance of **147.53** feet to a 1/2-inch rebar with cap marked "CSLTD" found;

4. Along a curve to the **Left** having a radius of **2606.48** feet, an arc length of **126.91** feet, a delta angle of **02°47'23"**, and a chord which bears **South 24°46'22" West** a distance of **126.89** feet to a 1/2-inch rebar with cap marked "CSLTD" found; and

5. **South 26°58'43" West** a distance of **143.21** feet to a 1/2-inch rebar found in the West line of said 77.5254 acre tract and being an angle point is said Westerly right-of-way line of County Road No. 214;

THENCE **North 21°40'58" West** with the West line of said 77.5254 acre tract and said Westerly right-of-way line of said County Road No. 214, passing the most Easterly corner of Lot 104, SUNDANCE RANCH NORTH PHASE 2, a subdivision of record in Cabinet R, Slide 7-11 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), and continuing with the East line of said SUNDANCE RANCH NORTH PHASE 2 for a total distance of **1213.28** feet to a 1/2-inch rebar found for the

EXHIBIT "A"
Legal Description

Northwest corner of said 77.5254 acre tract and the Northeast corner of said Lot 159, also being in the South Line of Lot 158, said SUNDANCE RANCH NORTH PHASE2;

THENCE with the North line of said 77.5254 acre tract and the South line of Lots 156-158, said SUNDANCE RANCH NORTH PHASE 2, the following three (3) courses and distances:

1. **North 68°04'40" East** a distance of **584.81** feet to a bent 1/2-inch rebar found;
2. **North 68°58'53" East** a distance of **739.32** feet to a Calculated Point, from which a bent 1/2-inch rebar with cap marked "CSLTD" found bears North 68°58'53" East a distance of 0.97 feet; and
3. **South 75°45'52" East** a distance of **6.41** feet to the **POINT OF BEGINNING** and containing 18.63 acres of land, more or less.

AFTER RECORDING RETURN TO:
FIDELITY NATIONAL TITLE
1900 WEST LOOP SOUTH, SUITE 200
HOUSTON, TX 77027
GF# FAH15008623D

LANDESIGN SERVICES, INC.
1220 McNeil Road, Suite 200 | Round Rock, Texas 78681
TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 688.09 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465, THE J. H. LEE SURVEY, ABSTRACT NO. 835 AND J. L. BROWN SURVEY, ABSTRACT NO. 788, ALL IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 77.5254 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008093237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 20.03 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND A PORTION OF THE REMAINDER OF A CALLED 846.46 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, BOTH REFERENCED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008076591 OF SAID O.P.R.W.C.T. AND BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., AS RECORDED IN DOCUMENT NO. 2008064005 OF SAID O.P.R.W.C.T.; SAID 688.09 ACRES CONSISTS OF THE FOLLOWING:

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TOTAL	**=**	**688.09 ACRES**

TRACT A = 689.09 ACRES

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "FOREST 1847" found for the North corner of the remainder of a called 201.375 acre tract of land described in a Special Warranty Deed to River Oaks Land Partners, LLC recorded in Document No. 2016083415 of said O.P.R.W.C.T., being in the Easterly right-of-way line of County Road No. 214 (R.O.W. Varies) and the Southeast line of a called 3.43 acre tract of land described as 'PARCEL 6E' in deed to Williamson County, Texas, recorded in Document No. 2009093312 of said O.P.R.W.C.T., from which a 1/2-inch rebar found in said Easterly right-of-way line of County Road No. 214 and the Southeast line of said 'PARCEL 6E', bears along a curve to the Left having a radius of 1372.36 feet, an arc length of 31.58 feet, a delta angle of 01°19'06", and a chord which bears South 26°55'42" West a distance of 31.58 feet;

THENCE along said Easterly right-of-way line of County Road No. 214 and said PARCEL 6E, the following three (3) courses and distances:

1. Along a curve to the **Right** having a radius of **1372.36** feet, an arc length of **285.86** feet, a delta angle of **11°56'04"**, and a chord which bears **North 33°33'17" East** a distance of **285.34** feet to a 60D Nail found for a point of tangency;

2. **North 39°23'11" East** a distance of **278.33** feet to a 60D nail found; and

3. **North 39°26'20" East** a distance of **1312.31** feet to a 1/2-inch rebar with cap stamped "CS LTD" found in the common line of said 77.5254 acre tract and said remainder of 846.46 acre tract, being the Southeast corner of said 'PARCEL 6E' and the Southwest corner of a called 0.45 of one acre tract of land described as 'PARCEL 6C', recorded in said Document No. 2009093312;

THENCE over and across said remainder of 846.46 acre tract and along the boundary of said PARCEL 6C, the following six (6) courses and distances:

1. **North 39°26'26" East** a distance of **278.40** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;

2. **North 50°35'36" West** a distance of **66.05** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;

3. **South 46°09'31" West** a distance of **49.06** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;

4. **South 44°21'51" West** a distance of **53.53** feet to a calculated point;

5. **South 43°27'42" West** a distance of **91.32** feet to a calculated point; and

6. **South 41°50'37" West** a distance of **31.53** feet to a calculated point for the Northwest corner of said PARCEL 6C, being in the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road (R.O.W. Varies);

THENCE along the common line of said remainder of 846.46 acre tract and the Easterly right-of-way line of San Gabriel Ranch Road, the following five (5) courses and distances:

1. **North 05°55'55" West** a distance of **81.36** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

2. **North 05°40'37" West** a distance of **111.20** feet to a calculated point;

3. **North 20°05'22" West** a distance of **554.52** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

4. **North 20°39'10" West** a distance of **591.48** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and

5. **North 21°26'17" West** a distance of **691.96** feet to a 1/2-inch rebar found for the Northwest corner of said remainder of 846.46 acre tract and the Southwest corner of Lot 57, Block A, THE HIDDEN CREEK ESTATES, a subdivision recorded in Document No. 2016032981 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said THE HIDDEN CREEK ESTATES, the following ten (10) courses and distances:

1. **North 69°35'27" East** a distance of **626.58** feet to a 1/2-inch rebar with cap stamped "MATKIN INC – HOOVER ENG & SURVEY" found;

2. **North 68°54'59" East** a distance of **459.95** feet to a calculated point;

3. **North 69°37'18" East** passing a cotton spindle found at a distance of 11.92 feet for the Southeast corner of Lot 51, said Block A and the Southwest corner of Lot 50, said Block A, and continuing for a total distance of **440.57** feet to a 1/2-inch rebar found for the Southeast corner of Lot 48, said Block A, and an interior corner of said remainder of 846.46 acre tract;

4. **North 19°11'59" West** a distance of **166.78** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

5. **North 19°02'23" West** a distance of **284.68** feet to a 1/2-inch rebar found;

6. **North 18°56'31" West** a distance of **438.17** feet to a calculated point;

7. **North 18°54'17" West** a distance of **356.38** feet to a 3/4-inch pipe found;

8. **North 69°50'55" East** a distance of **726.07** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

9. **North 68°48'59" East**, passing a 1/2-inch rebar with an illegible cap found at 6.61 feet for the Southeast corner of Lot 14 and the Southwest corner of Lot 13, both of said Block A, and continuing for a total distance of **289.21** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and

10. **North 70°02'36" East** a distance of **699.17** feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract, being in the Southeast line of said Lot 13 and the West line of a called 232.61 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 845, Page 441 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), also being in the approximate centerline of the San Gabriel River (North Fork);

THENCE along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 232.61 acre tract, the following three (3) courses and distances:

1. **South 26°51'24" East** a distance of **16.62** feet to a calculated point;

2. **South 71°39'36" East** a distance of **565.27** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and

3. **North 75°37'28" East** passing the Southeast corner of said 232.61 acre tract and an exterior corner of a called 174.04 acre tract of land described in deed to Bill D. Warren, et ux, recorded in Volume 1010, Page 502 of said D.R.W.C.T., and continue for a total distance of **337.99** feet to a calculated point for the Northwest corner of said 20.03 acre tract and the Northeast corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said 20.03 acre tract and said 174.04 acre tract, the following eleven (11) courses and distances:

1. **North 70°37'54" East** a distance of **293.16** feet to a calculated point;

2. **North 85°49'01" East** a distance of **119.72** feet to a calculated point;

3. **South 79°21'06" East** a distance of **65.15** feet to a calculated point;

4. **South 65°22'29" East** a distance of **93.18** feet to a calculated point;

5. **South 56°12'48" East** a distance of **210.41** feet to a calculated point;

6. **South 42°51'48" East** a distance of **130.55** feet to a calculated point;

7. **South 45°46'57" East** a distance of **229.38** feet to a calculated point;

8. **South 44°12'16" East** a distance of **229.44** feet to a calculated point;

9. **South 33°02'18" East** a distance of **183.70** feet to a calculated point;

10. **South 36°57'23" East** a distance of **155.03** feet to a calculated point; and

11. **South 41°10'31" East** a distance of **399.57** feet to a calculated point for the Southeast corner of said 20.03 acre tract and an exterior corner of said remainder of 846.46 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 174.04 acre tract, the following five (5) courses and distances:

1. **South 48°02'38" East** a distance of **109.89** feet to a calculated point;

2. **South 60°42'40" East** a distance of **282.99** feet to a calculated point;

3. **South 74°42'01" East** a distance of **193.06** feet to a calculated point;

4. **South 70°00'50" East** a distance of **657.07** feet to a calculated point; and

5. **South 54°04'21" East** passing the Southeast corner of said 174.04 acre tract and the Northwest corner of a called 302.93 acre tract of land described in deed to Don Hart, recorded in Volume 681, Page 877 of said D.R.W.C.T., and continue for a total distance of **301.00** feet to a calculated point in the common line of said remainder of 846.46 acre tract and said 302.93 acre tract;

THENCE continuing along said approximate centerline of the San Gabriel River (North Fork), along the common line of said remainder of 846.46 acre tract and said 302.93 acre tract, the following four (4) courses and distances:

1. **South 44°01'38" East** a distance of **276.06** feet to a calculated point;

2. **South 19°23'22" East** a distance of **301.06** feet to a calculated point;

3. **South 37°14'03" East** a distance of **476.00** feet to a calculated point; and

4. **South 24°33'01" East** a distance of **171.53** feet to a calculated point for an exterior corner of said remainder of 846.46 acre tract and an exterior corner of a called 40.13 acre tract of land described in deed to M. Conrad Huffstutler, Jr., et al, recorded in Volume 2541, Page 236 of the Official Records of Williamson County, Texas (O.R.W.C.T.);

THENCE along the common line of said remainder of 846.46 acres and said 40.13 acres, the following fourteen (14) courses and distances:

1. **South 85°34'53" West** a distance of **90.11** feet to a calculated point;

2. **North 52°55'08" West** a distance of **61.92** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

3. **South 80°46'01" West** a distance of **125.44** feet to a calculated point;

4. **North 53°24'05" West** a distance of **202.64** feet to a calculated point;

5. **North 34°26'33" West** a distance of **243.70** feet to a calculated point;

6. **North 19°46'38" West** a distance of **104.50** feet to a calculated point;

7. **South 60°20'05" West** a distance of **180.05** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

8. **South 32°23'38" East** a distance of **20.79** feet to a 60D Nail found in an Elm tree;

9. **South 23°24'42" East** a distance of **48.72** feet to a 1/2-inch rebar found;

10. **South 14°40'26" East** a distance of **96.89** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

11. **South 03°39'42" East** a distance of **100.34** feet to a 60D Nail found in a Cedar tree;

12. **South 06°53'30" West** a distance of **129.85** feet to a 1/2-inch rebar found;

13. **South 35°28'33" West** a distance of **198.32** feet to a 1/2-inch rebar found; and

14. **South 20°48'16" East** a distance of **832.11** feet to a 1/2-inch rebar found for the Southwest corner of said 40.13 acre tract and the Northwest corner of a called 11.68 acre tract of land described in deed to Wayne Hurst, recorded in Document No. 2007093376 of said O.P.R.W.C.T.;

THENCE **South 20°52'31" East** along the common line of said remainder of 846.46 acre tract and said 11.68 acre tract, a distance of **550.08** feet to a 60D Nail found for the Southeast corner of said remainder of 846.46 acre tract and an exterior corner of said 11.68 acre tract, also being in the North line of a called 9.255 acre tract of land described in deed to Richard A. Snellgrooes, et al, recorded in Document No. 2017073302 of said O.P.R.W.C.T.;

THENCE **South 69°08'47" West** along the common line of said remainder of 846.46 acre tract and said 9.255 acre tract, a distance of **385.52** feet to a 1/2-inch rebar found for the common North corner of said 9.255 acre tract and a called 8.98 acre tract of land described in deed to David James Parker, et ux, recorded in Document No. 1999003918 of said O.R.W.C.T.;

THENCE **South 69°18'13" West** along the common line of said remainder of 846.46 acre tract and said 8.98 acre tract, a distance of **319.28** feet to a 1/2-inch rebar found for the common North corner of said 8.98 acre tract and a called 6.00 acre tract of land described in deed to Thad H. Gillespie, et ux, recorded in Document No. 2001025074 of said O.P.R.W.C.T.;

THENCE **South 69°20'48" West** along the common line of said remainder of 846.46 acre tract and said 6.00 acre tract, a distance of **325.42** feet to a 1/2-inch rebar found for the common North corner of said 6.00 acre tract and a called 5.266 acre tract of land described in deed to Jeffrey A. Nelson, recorded in Document No. 2018059283 of said O.P.R.W.C.T.;

THENCE **South 69°31'25" West** along the common line of said remainder of 846.46 acre tract and said 5.266 acre tract, a distance of **350.21** feet to a 1/2-inch rebar with illegible cap found for the common North corner of said 5.266 acre tract and a called 10.122 acre tract of land described in deed to Clinton Sean Pilgrim, et al, recorded in Document No. 2018059068 of said O.P.R.W.C.T.;

THENCE **South 69°07'50" West** along the common line of said remainder of 846.46 acre tract and said 10.122 acre tract, a distance of **293.57** feet to a 1/2-inch rebar found for the common North corner of said 10.122 acre tract and Lot 7, LIBERTY OAKS, a subdivision recorded in Cabinet D, Slide 143-146 of the Plat Records of Williamson County, Texas (P.R.W.C.T);

THENCE **South 69°41'33" West** along the common line of said remainder of 846.46 acre tract and said Lot 7, a distance of **572.37** feet to a 1/2-inch rebar found for the common North corner of said Lot 7 and Lot 6, said LIBERTY OAKS;

THENCE **South 69°40'55" West** along the common line of said remainder of 846.46 acre tract and said Lot 6, a distance of **401.74** feet to a 3-inch post found for the common North corner of said Lot 6 and a called 95.34 acre tract of land described as 'TRACT A' in deed to Watson Ranch, LTD, recorded in Document No. 2009017881 of said O.P.R.W.C.T.;

THENCE along the common line of said remainder of 846.46 acre tract and said 95.34 acre tract, the following four (4) courses and distances:

1. **South 69°41'57" West** a distance of **2602.88** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found;

2. **South 69°56'33" West** a distance of **262.84** feet to a 3-inch post found;

3. **South 69°14'58" West** a distance of **536.82** feet to a 1/2-inch rebar found for an interior corner of said remainder of 846.46 acre tract and the Northwest corner of said 95.34 acre tract; and

4. **South 23°48'32" East** a distance of **105.37** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found for the Northeast corner of said remainder of 201.375 acre tract, from which a 1/2-inch rebar found in the common line of said 95.34 acre tract and said remainder of 201.375 acre tract, bears South 23°48'32" East a distance of 119.03 feet;

THENCE **North 62°11'26" West** along the Northeast line of said remainder of 201.375 acre tract, passing the East corner of a called 10.00 acre tract of land described in deed to River Oaks Land Partners, LLC, recorded in Document Nos. 2017107620, 2017107622, 2017107624, 2017107626, and 2017107628, all of said O.P.R.W.C.T., and continue for a total distance of **566.56** feet to a 1/2-inch rebar found in the Northeast line of said 10.00 acre tract;

THENCE **North 65°27'38" West** along the Northeast line of said 10.00 acre tract, passing the North corner of said 10.00 acre tract, and continue with the Northeast line of said remainder of 201.375 acre tract for a total distance of **1236.53** feet to the **POINT OF BEGINNING** and containing 689.09 acres of land more or less.

SAVE AND EXCEPT
TRACT B = 1.00 ACRES

LOT 1, LONGHORN SUBDIVISION, recorded in Cabinet G, Slide 96 of the Plat Records of Williamson County, Texas

ACREAGE SUMMARY

TRACT A	=	689.09 ACRES
TRACT B (SAVE & EXCEPT)	=	- 1.00 ACRES
TOTAL	=	**688.09 ACRES**

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

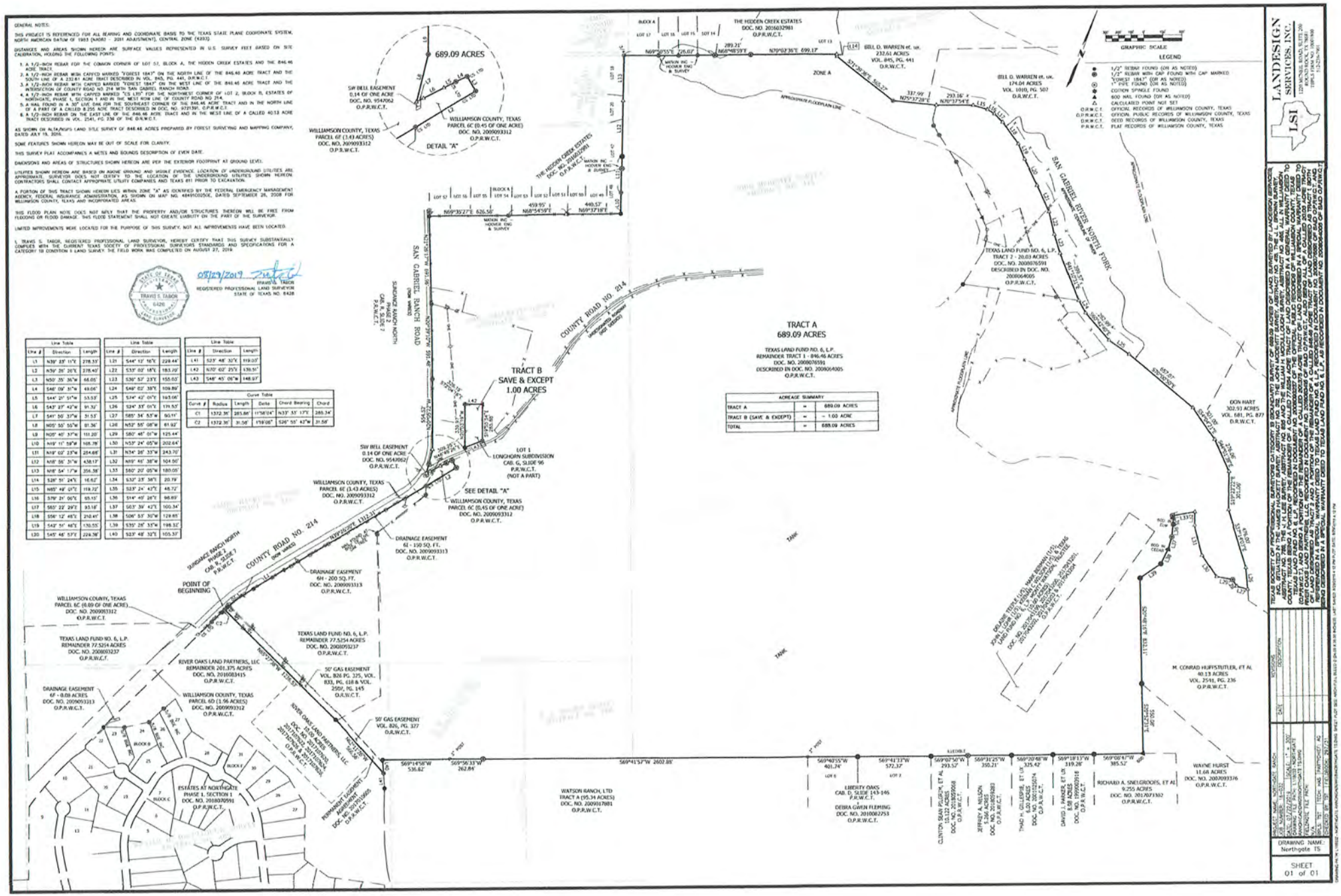
1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase 1, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on August 27, 2019.

08/29/2019

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428
Job Number: 18-032
Attachments: CAD Drawing: L:\18032 - Northgate Ranch\CAD\DWGs\NG TS 699ac.dwg



Line Table		
Line #	Direction	Length
L1	N39° 25' 11"E	278.33'
L2	N59° 25' 26"E	278.40'
L3	N50° 35' 36"W	66.05'
L4	S48° 09' 31"W	49.06'
L5	S44° 21' 51"W	53.53'
L6	S43° 27' 42"W	91.32'
L7	S41° 50' 37"W	31.53'
L8	N05° 55' 55"W	81.36'
L9	N05° 40' 37"W	111.20'
L10	N19° 11' 58"W	105.78'
L11	N19° 03' 23"W	254.68'
L12	N18° 56' 31"W	438.13'
L13	N18° 54' 17"W	356.58'
L14	S28° 51' 24"E	16.62'
L15	N85° 48' 07"E	119.72'
L16	S79° 21' 06"E	65.15'
L17	S65° 23' 29"E	93.18'
L18	S58° 12' 48"E	210.41'
L19	S43° 51' 46"E	130.55'
L20	S45° 46' 57"E	224.98'

Line Table		
Line #	Direction	Length
L21	S44° 12' 16"E	229.44'
L22	S33° 02' 18"E	183.20'
L23	S36° 57' 23"E	155.03'
L24	S48° 02' 38"E	109.89'
L25	S74° 42' 01"E	165.06'
L26	S24° 33' 01"E	171.53'
L27	S85° 34' 53"W	90.11'
L28	N52° 55' 08"W	61.92'
L29	S80° 48' 01"W	125.44'
L30	N53° 24' 05"W	202.64'
L31	N34° 26' 33"W	243.70'
L32	N19° 46' 38"W	104.50'
L33	S80° 20' 05"W	180.05'
L34	S32° 23' 38"E	20.79'
L35	S23° 24' 42"E	48.72'
L36	S14° 40' 28"E	98.69'
L37	S03° 39' 42"E	100.34'
L38	S06° 53' 30"W	129.65'
L39	S35° 28' 33"W	198.32'
L40	S23° 48' 32"E	105.37'

Line Table		
Line #	Direction	Length
L41	S25° 48' 32"E	319.03'
L42	N70° 02' 25"E	436.51'
L43	S48° 45' 06"W	148.97'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	1372.36'	285.86'	11°56'04"	N33° 33' 17"E	285.34'
C2	1372.36'	31.56'	1°19'05"	S26° 55' 42"W	31.56'

EXHIBIT B

ABANDONMENT OF PORTION OF CR 214

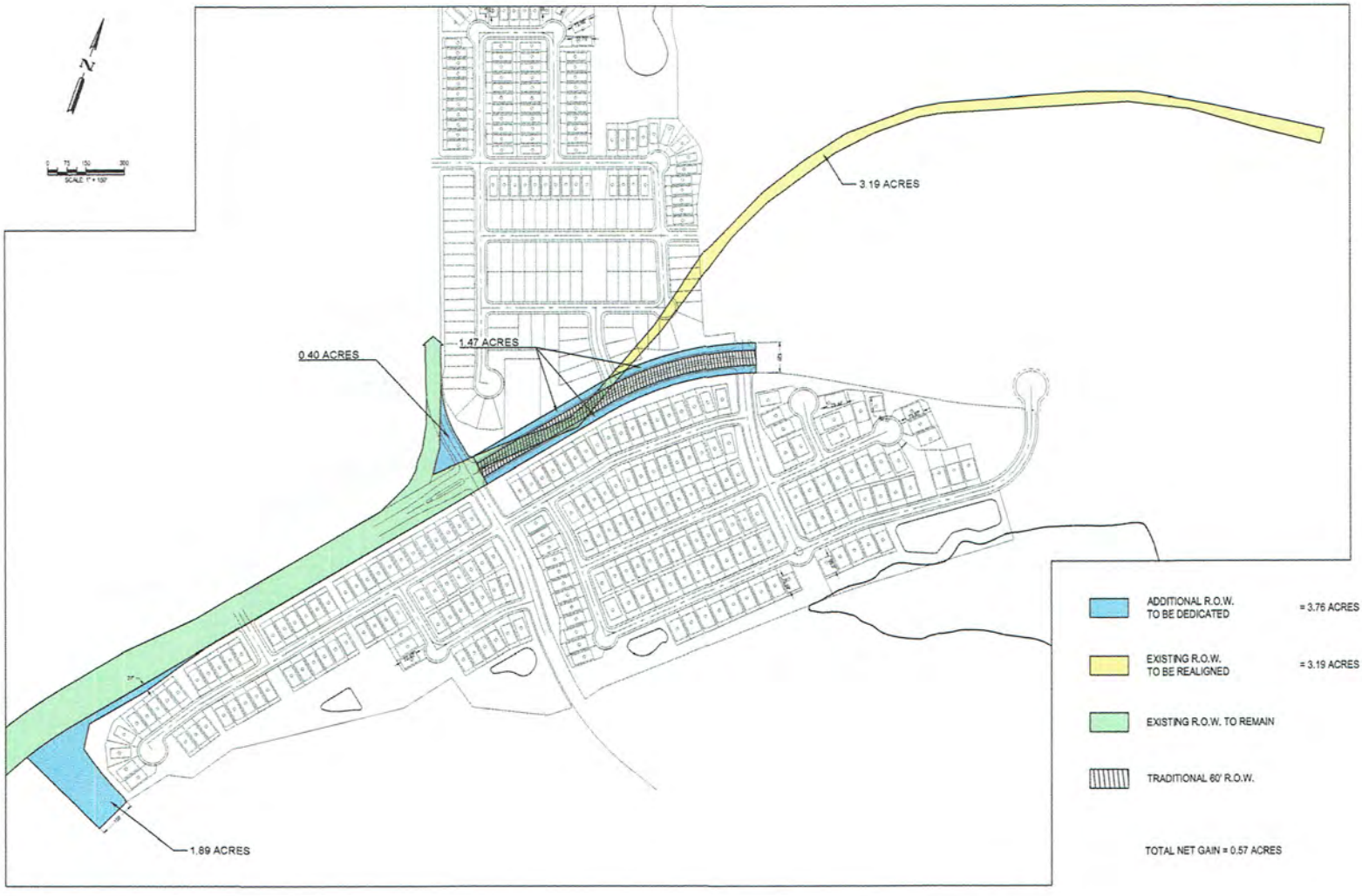
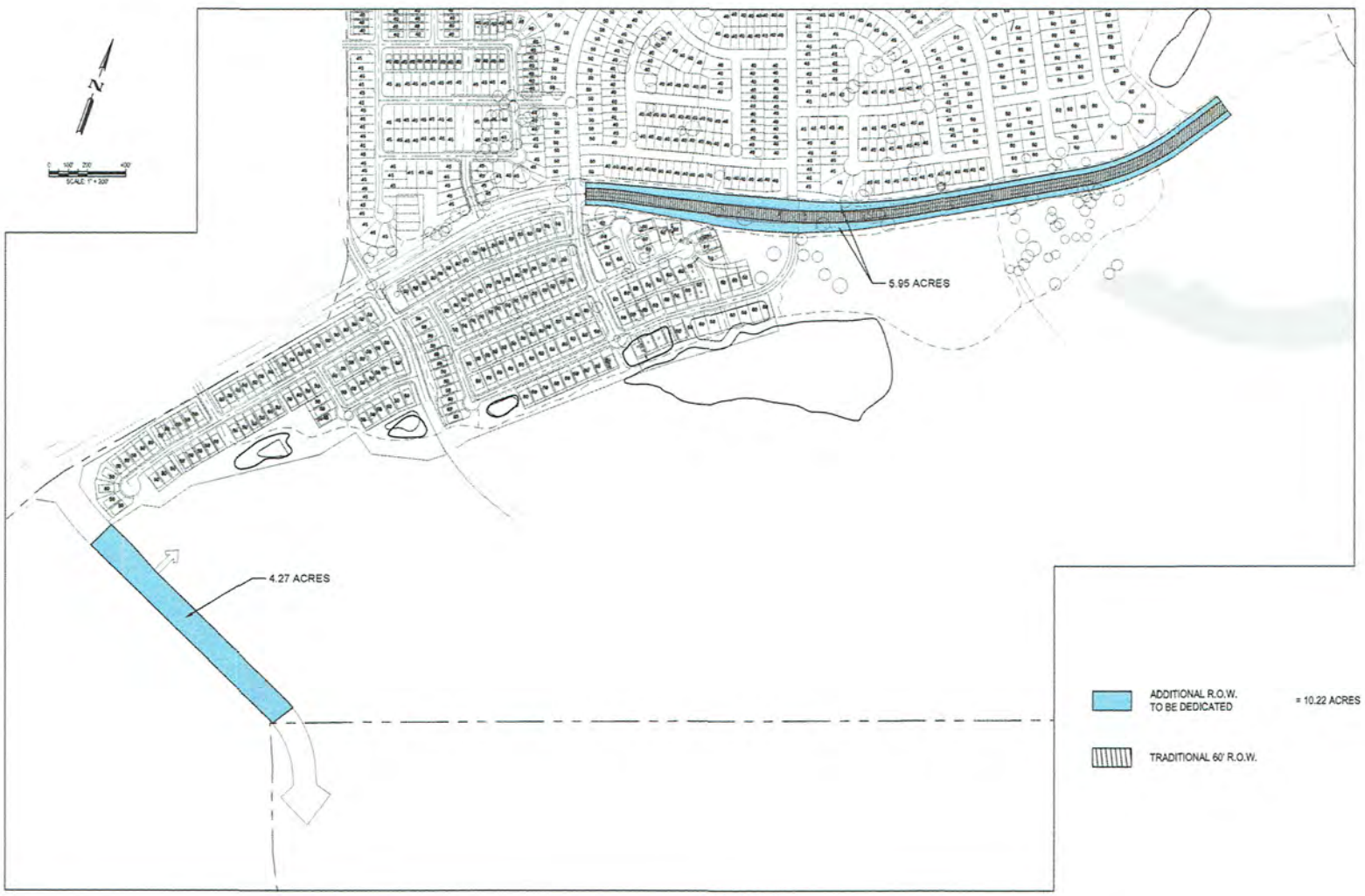

N
0 75 150 300
SCALE 1" = 150'
3.19 ACRES
1.47 ACRES
0.40 ACRES
1.89 ACRES
ADDITIONAL R.O.W. TO BE DEDICATED
= 3.76 ACRES
EXISTING R.O.W. TO BE REALIGNED
= 3.19 ACRES
EXISTING R.O.W. TO REMAIN
TRADITIONAL 60' R.O.W.
TOTAL NET GAIN = 0.57 ACRES

EXHIBIT C

RIGHT-OF-WAY DEDICATIONS


N
0' 100' 200' 400'
SCALE: 1" = 200'
5.95 ACRES
4.27 ACRES
ADDITIONAL R.O.W.
TO BE DEDICATED
= 10.22 ACRES
TRADITIONAL 60' R.O.W.