

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS

§

Parcel No.: 78, 84P1-3, 78GE

§

COUNTY OF WILLIAMSON

§

Project: FM 3349 / South East Loop

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **RCR TAYLOR LAND, L.P.**, a Texas limited partnership (the "Grantor" whether one or more), grants to the County, their contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of portions of the Grantor's property for the purpose of constructing the FM 3349 / South East Loop Project and related appurtenances and utility relocations (the "Roadway Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map or other description (attached as "Exhibits "A-C") and made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing a roadway, utility adjustments and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor and Grantee covenants, warranties, and obligations under this Agreement, the County and Grantor agree to postpone proceeding with a formal condemnation suit so that the parties may engage in additional good faith efforts to negotiate all available monetary and non-monetary compensation alternatives for acceptable conveyance of the Property upon terms which are acceptable to the parties herein. The County will be entitled to take possession and use of the Property upon full execution and recording of this document by County in the Official Records of Williamson County, subject to the conditions in paragraph 13 below, if any. The parties agree that the conditions and representations in this Agreement represent adequate and full compensation for the possession and use of the Property.
3. The effective date of this Agreement will be the date on which the final required party executes the Agreement (the "Effective Date").

4. The Grantor warrants and represents by, through, or under Grantor but not otherwise, that the title to the Property is free and clear of all liens and encumbrances (and any subsequent updates prior to the Effective Date), and that proper releases will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.

The above made warranties are made by Grantor and accepted by County subject the following:

- A. Visible and apparent easements not appearing of record;
 - B. Any discrepancies, conflicts or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and,
 - C. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect as of the Effective Date.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be October 1, 2021.
 6. This Agreement is made with the understanding that the County will continue to proceed with acquisition of a real property interest in the Property. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings, except as such removal or construction of improvements may impact or damage the Remainder. No beneficial project influence will impact the appraised value of the Property to be acquired. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.

7. In the event the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Payment of any interest may be deferred by the County until sixty (60) days after entry of judgment.
8. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Project without delay and to allow the Grantor and Grantee to continue negotiations for monetary and/or non-monetary alternative forms of compensation for the Property which is acceptable to both parties. The Grantor expressly acknowledges that the proposed Roadway Construction Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Roadway Construction Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
9. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date.
10. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the Property either by negotiation, settlement, or final court judgment.
11. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
12. It is agreed the County will record this document.
13. Other conditions:
 - (a) If Grantor determines in good faith that that parties are unable to agree upon any monetary or non-monetary compensation to acquire the Property, upon written request from Grantor the County shall proceed with any remaining statutory prerequisites to filing a condemnation suit to acquire the Property, and shall schedule a Special Commissioners hearing for any legally available acquisition of the Property within one hundred twenty (120) days following such request.
 - (b) Should there be a Special Commissioners' Award ("Award") in any future condemnation suit to acquire the Property, the County shall tender the amount of such Award to the registry of the court within 30 (thirty) days of the date that the Award document is filed with the applicable court.

14. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration (if any) recited herein:

Tenants: NA

At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses, unless otherwise agreed to in writing in advance.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

[signature pages follow]

GRANTOR:

RCR TAYLOR LAND, L.P.,
a Texas limited partnership

By: [Signature]

Name: Hyde McArthur

Its: Manager / GP

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Liberty

This instrument was acknowledged before me on this the 27 day of July, 2021 by Hyde McArthur in the capacity and for the purposes and consideration recited herein.



Marcia F. Vander Vegte
Notary Public, State of Texas

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on this the ____ day of _____, 2021
by Bill Gravell, Jr., County Judge of Williamson County, Texas, in the capacity and for the
purposes and consideration recited herein.

Notary Public, State of Texas

TENANT:

By: NA

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this the ____ day of _____, 2021
by _____, in the capacity _____ and for the purposes and
consideration recited herein.

Notary Public, State of Texas
Printed Name: _____

A
EXHIBIT
PROPERTY DESCRIPTION FOR PARCEL 78

DESCRIPTION OF A 12.327 ACRE (536,950 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484 AND THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 IN WILLIAMSON COUNTY, TEXAS, BEING A 0.851 ACRE, 37,081 SQUARE FOOT PORTION OF THE SOUTHERLY WEST REMAINDER OF THAT CALLED 193.41 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058726 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A 4.272 ACRE, 186,111 SQUARE FOOT PORTION OF THE WESTERLY REMAINDER OF THAT CALLED 183.94 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058735 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A 4.247 ACRE, 184,999 SQUARE FOOT PORTION OF THE WESTERLY REMAINDER OF THAT CALLED 183.84 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 2.956 ACRE, 128,757 SQUARE FOOT PORTION OF THE REMAINDER OF THAT CALLED 194.559 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058746 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 12.327 ACRE (536,950 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10,175,457.11, E=3,193,649.92 TxSPC Zone 4203) in the proposed easterly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), being in the northerly boundary line of said remainder of the 193.41 acre tract, same being the westerly boundary line of that called 67.16 acre tract of land described in Special Warranty Deed to RCR Taylor Rail, L.P. recorded in Document No. 2019088597 of the Official Public Records of Williamson County, Texas, and being the westerly boundary line of Lot 1, Block 1, RCR-Taylor Logistics Park Minor Plat, Phase 1, a subdivision of record in Document No. 2020121869 of the Official Public Records of Williamson County, Texas, for the northeasterly corner and POINT OF BEGINNING of the herein described parcel;

THENCE, departing said 67.16 acre tract, with said proposed easterly ROW line, through the interior of said remainder of the 193.41 acre tract, the following two (2) courses:

- 1) S 06°37'27" E, for a distance of 44.96 feet to an iron rod with aluminum cap stamped "ROW 4933" set for an angle point;
- 2) S 05°38'28" W, for a distance of 312.46 feet to an iron rod with aluminum cap stamped "ROW 4933" set being in the southerly boundary line of said remainder of the 193.41 acre tract, same being the northerly boundary line of said remainder of the 183.94 acre tract, and from which an iron rod with plastic cap stamped "SAM INC." found being the southeasterly corner of said remainder of the 193.41 acre tract, and being the northeasterly corner of said remainder of the 183.94 acre tract bears S 82°56'30" E, at a distance of 4,630.39 feet;
- 3) THENCE, continuing with said proposed easterly ROW line, S 07°39'21" W, at a distance of 1,006.86 feet, pass an iron rod with aluminum cap stamped "ROW 4933 ADL" set, being the beginning of an Access Denial Line (ADL), at a distance of 1,599.86 feet, pass another iron rod with aluminum cap stamped "ROW 4933 ADL" set at the end of said ADL, at a distance of 1,689.66 feet, pass an iron rod with aluminum cap stamped "ROW 4933" set in the southerly boundary line of said remainder of the 183.94 acre tract, same being the northerly boundary line of the remainder of said 183.84 acre tract, and from which and iron rod with plastic cap stamped "SAM INC." found being the southeasterly corner of said remainder of the 183.94 acre tract, same being the northeasterly corner of said remainder of the 183.84 acre tract bears S 82°56'27" E, at a distance of 4,633.92 feet, at a distance of 2,676.41 feet, pass an iron rod with aluminum cap stamped "ROW 4933 ADL" set, being the beginning of another Access Denial Line (ADL), at a distance of 3,406.22 feet pass an iron rod with aluminum cap stamped "ROW 4933" set in the southerly boundary line of said remainder of the 183.84 acre tract, same being the northerly boundary line of said remainder of the 194.559 acre tract,

and from which an iron rod with plastic cap stamped "SAM INC." found being the southeasterly corner of said remainder of the 183.84 acre tract, same being the northeasterly corner of said remainder of the 194.559 acre tract bears S 82°56'28" E, at a distance of 4,407.07 feet, at a distance of 3,734.36 feet, pass another iron rod with aluminum cap stamped "ROW 4933 ADL" set at the end of said ADL, and continuing for a total distance of 4,648.36 feet to an iron rod with aluminum cap stamped "ROW 4933" set in the most northerly southerly boundary line of said remainder of the 194.559 acre tract, same being the northerly boundary line of that called 58.001 acre tract of land described in Warranty Deed to Raymond E. Navar and wife, Diane E. Navar recorded in Volume 713, Page 723 of the Deed Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel;

- 4) THENCE, departing said proposed easterly ROW line, with the common line of said remainder of the 194.559 acre tract and said 58.001 acre tract N 82°27'25" W, for a distance of 102.49 feet to a calculated point in the existing easterly ROW line of said F. M. 3349 (100' ROW width), being the northwesterly corner of said 58.001 acre tract, being the most westerly southwest corner of said remainder of the 194.559 acre tract, also being the southeasterly corner of that called 2.8485 acre ROW tract described in Deed to the State of Texas recorded in Volume 673, Page 213, of the Deed Records of Williamson County, Texas, for the southwest corner of the herein described parcel, and from which, a TxDOT Type 1, concrete ROW monument found, being an angle point in said existing easterly ROW line bears S 07°39'54" W, at a distance of 139.47 feet;

THENCE, with said existing easterly ROW line, being the easterly line of said 2.8485 acre ROW tract and the westerly boundary line of said remainder of the 194.559 acre tract, the following two (2) courses:

- 5) N 07°39'54" E, for a distance of 240.26 feet to a calculated angle point in said existing easterly ROW line;
- 6) N 07°28'48" E, for a distance of 1,000.99 feet to a 1/2" iron rod found, being the northwesterly corner of said remainder of the 194.559 acre tract, same being the southwesterly corner of said remainder of the 183.84 acre tract, also being the northeasterly corner of said 2.8485 acre ROW tract and the southeasterly corner of that called 3.9420 acre ROW tract described in Deed to the State of Texas recorded in Volume 673, Page 210 of the Deed Records of Williamson County, Texas;

THENCE, continuing with said existing easterly ROW line, being the easterly line of said 3.9420 acre ROW tract and the westerly boundary line of said remainder of the 183.84 acre tract, the following two (2) courses:

- 7) N 07°28'48" E, for a distance of 892.04 feet to a 1/2" iron rod found for an angle point;
- 8) N 07°35'28" E for a distance of 824.49 feet to a 1/2" iron rod found, being the northwesterly corner of said remainder of the 183.84 acre tract, same being the southwesterly corner of said remainder of the 183.94 acre tract, also being the northeasterly corner of said 3.9420 acre ROW tract and the southeasterly corner of that called 3.8806 acre tract described in Deed to the State of Texas recorded in Volume 673, Page 207 of the Deed Records of Williamson County, Texas,
- 9) THENCE, continuing with said existing easterly ROW line, being the easterly line of said 3.8806 acre ROW tract and the westerly boundary line of said remainder of the 183.94 acre tract, N 07°35'28" E, for a distance of 1,889.64 feet to a 1/2" iron rod found, being the northwesterly corner of said remainder of the 183.94 acre tract, same being the southwesterly corner of said remainder of the 193.41 acre tract, also being the northeasterly corner of said 3.8806 acre ROW tract and the southeasterly corner of that called 3.2375 acre tract described in Deed to the State of Texas recorded in Volume 673, Page 200 of the Deed Records of Williamson County, Texas,

THENCE, continuing with said existing easterly ROW line, being the easterly line of said 3.2375 acre ROW tract and the westerly boundary line of said remainder of the 193.41 acre tract, the following two (2) courses:

- 10) N 07°35'28" E, for a distance of 204.03 feet to a 1/2" iron rod found for an angle point;

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- 11) N 07°16'48" E, for a distance of 148.21 feet to an iron rod with plastic cap stamped "SAM INC" found for the northwesterly corner of said remainder of the 193.41 acre tract, same being an angle point in the westerly boundary line of said 67.16 acre tract, for the northwesterly corner of the herein described parcel,
- 12) THENCE, departing said existing easterly ROW line, with the common boundary line of said remainder of the 193.41 acre tract and said 67.16 acre tract, S 85°22'03" E, for a distance of 90.35 feet to the POINT OF BEGINNING, containing 12.327 acres, (536,950 square feet) of land, more or less

Control of Access Clause:

Access will be prohibited across the 593 foot 'Access Denial Line' and the 1,076.55 foot 'Access Denial Line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

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

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

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

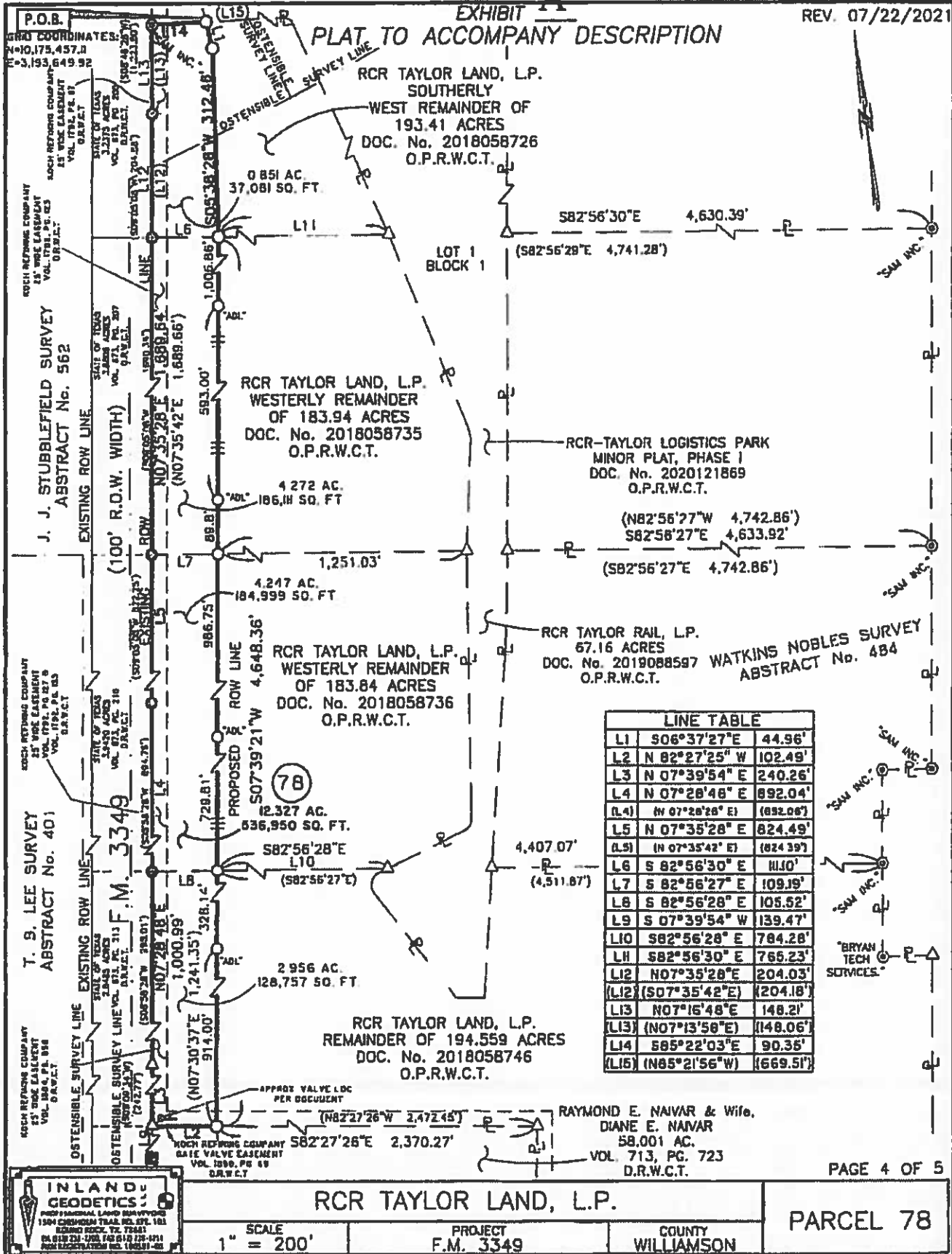
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas

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

13 July 2021
Date



S:_HDR-PROJECTS\FM3349 OVERPASS\PARCELS\PARCEL 78-RCR TAYLOR LAND LP\PARCEL 78-RCR TAYLOR LAND REV2.doc

EXHIBIT A
PLAT TO ACCOMPANY DESCRIPTION

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET UNLESS NOTED OTHERWISE	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND	(I)	RECORD INFORMATION
■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.R.W.C.T.	PLAT RECORDS
△	CALCULATED POINT	WILLIAMSON COUNTY, TEXAS	
ℙ	PROPERTY LINE	D.R.W.C.T.	DEED RECORDS
—	LINE BREAK	WILLIAMSON COUNTY, TEXAS	
—	DENOTES COMMON OWNERSHIP	O.R.W.C.T.	OFFICIAL RECORDS
		WILLIAMSON COUNTY, TEXAS	
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
		WILLIAMSON COUNTY, TEXAS	
		— III —	ACCESS DENIAL LINE "ADL"

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2017951-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 8, 2020, ISSUE DATE APRIL 20, 2020.

10g. CHANNEL EASEMENT VOLUME 673, PG. 204 - DOES NOT AFFECT.

h. PIPELINE EASEMENT VOLUME 1792, PG. 117 - AFFECTS AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO

i. PIPELINE EASEMENT VOLUME 1792, PG. 123 - AFFECTS AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO

j. PIPELINE EASEMENT VOLUME 1792, PG. 127 - AFFECTS AS SHOWN.
RATIFIED IN VOLUME 1792, PG. 133 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO

k. PIPELINE EASEMENT VOLUME 1804, PG. 958 - AFFECTS AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO

l. GATE VALVE EASEMENT VOLUME 1850, PG. 89 - AFFECTS AS SHOWN
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO

m. ORDINANCES:

No. 2018-22 DOCUMENT No. 2018102377 - AFFECTS
No. 2018-23 DOCUMENT No. 2018102378 - AFFECTS
No. 2018-24 DOCUMENT No. 2018102379 - AFFECTS
No. 2018-23 DOCUMENT No. 2018102380 - AFFECTS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 23 July 2021
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



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RCR TAYLOR LAND, L.P.

SCALE
1" = 200'

PROJECT
F.M. 3349

COUNTY
WILLIAMSON

PARCEL 78

EXHIBIT "B"

County: Williamson
Parcel: 84, Parts 1 & 2
Project: FM 3349

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PROPERTY DESCRIPTION FOR PARCEL 84, PART 1

DESCRIPTION OF A 0.084 ACRE (3,675 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 193.41 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058726 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.084 ACRE (3,675 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set, (Grid Coordinates determined as N=10,175,861.43, E=3,193,627.35 TxSPC Zone 4203) in the proposed easterly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), being in the westerly boundary line of said remainder of the 193.41 acre tract, same being the southerly boundary line of that called 5.00 acre tract of land described in General Warranty Deed to the City of Hutto recorded in Document No. 2003011596 of the Official Public Records of Williamson County, Texas, for the northeasterly corner and POINT OF BEGINNING of the herein described parcel, and from which, an iron rod with plastic cap stamped "SAM INC." found being the southeasterly corner of said 5.00 acre tract, same being an ell corner in the westerly boundary line of said remainder of the 193.41 acre tract bears S 82°37'54" E, at a distance of 393.68 feet;

- 1) THENCE, departing said 5.00 acre tract, with said proposed easterly ROW line, through the interior of said remainder tract, S 06°37'27" E, for a distance of 71.38 feet to an iron rod with aluminum cap stamped "ROW 4933" set in the southerly boundary line of said remainder tract, same being in an east-west portion of the westerly boundary line of that called 67.16 acre tract of land described in Special Warranty Deed to RCR Taylor Rail, L.P. recorded in Document No. 2019088597 of the Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel;
- 2) THENCE, departing said proposed easterly ROW line, with the common boundary line of said remainder tract and said 67.16 acre tract, N 85°20'29" W, for a distance of 80.45 feet to a calculated point in the existing easterly ROW line of F.M. 3349 (100' ROW width), being in the easterly line of that called 3.2375 acre ROW tract described in Deed to the State of Texas recorded in Volume 673, Page 200 of the Deed Records of Williamson County, Texas, same being the southwesterly corner of said remainder tract, also being an ell corner in the westerly boundary line of said 67.16 acre tract, for the southwesterly corner of the herein described parcel;
- 3) THENCE, with the common line of said existing ROW and remainder boundary line, N 07°16'48" E, for a distance of 72.12 feet to an iron rod with plastic cap stamped "SAM INC." found for an ell corner in the westerly boundary line of said remainder tract, same being the southwesterly corner of said 5.00 acre tract, for the northwesterly corner of the herein described parcel, and from which, a TxDOT Type 1 concrete monument found in said existing easterly ROW line, bears N 07°16'48" E, at a distance of 59.98 feet;
- 4) THENCE, departing said existing ROW line, with the common boundary line of said remainder tract and said 5.00 acre tract, S 82°37'54" E, for a distance of 43.24 feet to the POINT OF BEGINNING, containing 0.084 acre, (3,675 square feet) of land, more or less.

PROPERTY DESCRIPTION FOR PARCEL 84, PART 2

DESCRIPTION OF A 0.175 ACRE (7,632 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 193.41 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058726 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.175 ACRE (7,632 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set, (Grid Coordinates determined as N=10,176,325.54, E=3,193,669.88 TxSPC Zone 4203) in the existing easterly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), same being the westerly boundary line of said remainder of the 193.41 acre tract for the southerly corner and POINT OF BEGINNING of the herein described parcel, and from which, an iron rod with plastic cap stamped "VARA" found bears, with said existing easterly ROW line, S 07°16'48" W, at a distance of 175.34 feet, the calculated northeasterly corner of that called 5.00 acre tract to the City of Hutto recorded in Document No. 2003011596 of the Official Public Records of Williamson County, Texas, being an ell corner in the westerly boundary line of said remainder of the 193.41 acre tract and N 82°38'10" W, at a distance of 0.22 feet;

- 1) THENCE, with said existing easterly ROW line, same being said westerly boundary line, N 07°16'48" E, for a distance of 154.62 feet to a calculated point, being the intersection of said existing easterly ROW line and the southerly ROW line of the Union Pacific Rail Road (UPRR) (200' ROW width) said ROW is depicted on Right Of Way and Track Map International & Great Northern Ry. maps dated June 30, 1917 (Map V-7B/8 Pg. T39/15), for the northeasterly corner of the herein described parcel;
- 2) THENCE, departing said easterly ROW line, with said southerly UPRR ROW line, N 77°19'11" E, for a distance of 105.03 feet to an iron rod with aluminum cap stamped "ROW 4933" set for the northeasterly corner of the herein described parcel, and from which, the calculated location of a point described in Special Warranty Deed to RCR Taylor Rail, L.P. (67.16 acres) recorded in Document No. 2019086597 as "a 5/8" iron rod with SAM cap set on the south right-of-way line of the Union Pacific Railroad, a 200 foot wide right-of-way, recorded in Volume 17, Page 588, Deed Records of Williamson County, Texas,...." bears with said southerly ROW line N 77°19'11" E, for a distance of 689.23 feet;
- 3) THENCE, departing said southerly UPRR ROW line, through the interior of said remainder of the 193.41 acre tract, S 34°40'41" W, for a distance of 214.54 feet to the POINT OF BEGINNING, containing 0.175 acre, (7,632 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

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

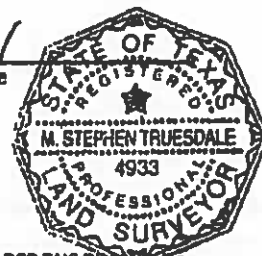
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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

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

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

20 July 2021
Date



SA_HDR-PROJECTS\FM3349 OVERPASS\PARCELS\PARCEL 84-PT 1-RCR TAYLOR LAND LP\PARCEL 84 PARTS 1, 2-RCR TAYLOR LAND

PLAT TO ACCOMPANY DESCRIPTION

JAMES C. EAVES SURVEY
ABSTRACT No. 213

CITY OF HUTTO
5.00 ACRES
DOC. 2003011596
O.P.R.W.C.T.

GRID COORDINATES:
N=10,175,651.43
E=3,193,627.35
P.O.B.

J. J. STUBBLEFIELD SURVEY
ABSTRACT No. 562

KOCH REFINING COMPANY
25' WIDE EASEMENT
VOL. 1792, PG. 117
D.R.W.C.T.

F.M. 3349
(100' R.O.W. WIDTH)

STATE OF TEXAS
3.2375 ACRES
VOL 673, PG. 200
D.R.W.C.T.

EXISTING ROW LINE

EXISTING ROW LINE

OSTENSIBLE SURVEY LINE

PROPOSED ROW LINE

N07°16'48"E
59.98'

(N07°13'58"E
60.24')

N07°16'48"E
72.12'
(N07°13'58"E
72.02')

0' R.O.W. WIDTH)

SAW INC.

EXISTING ROW LINE

PROPOSED ROW LINE

84
PART I
0.084 AC.
3,675 SQ. FT.

RCR TAYLOR LAND, L.P.
NORTHERLY
WEST REMAINDER OF
193.41 ACRES
DOC. No. 2018058726
O.P.R.W.C.T.

~~P~~ $\frac{S82^{\circ}37'54"E}{(S82^{\circ}38'41"E} \frac{393.68'}{436.92'}$

(585°20'29"E 476.24')

RCR TAYLOR RAIL, L.P.
67.16 ACRES
DOC. No. 2019088597
O.P.R.W.C.T.

LINE TABLE

L1	N 85°20'29" W	60.45'
L2	S 82°37'54" E	43.24'

RCR TAYLOR LAND, L.P.
SOUTHERLY
WEST REMAINDER OF
193.41 ACRES
DOC. No. 2018058726
O.P.R.W.C.T.

SOUTHERLY
EST REMAINDER OF
193.41 ACRES
DC. No. 2018058726
O.P.R.W.C.T.

OSTENSIBLE SURVEY LINE

WATKINS NOBLES SURVEY
ABSTRACT No. 484

REV: 07/20/2021



PARCEL PLAT SHOWING PROPERTY OF
RCR TAYLOR LAND, L.P.

SCALE
1" = 60'

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL
84-PART 1

PAGE 3 OF 6

EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2017951-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 8, 2020, ISSUE DATE APRIL 20, 2020.

- 10g. CHANNEL EASEMENT VOLUME 673, PG. 204 - DOES NOT AFFECT.
- h. PIPELINE EASEMENT VOLUME 1792, PG. 117 - AFFECTS AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- i. PIPELINE EASEMENT VOLUME 1792, PG. 123 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- j. PIPELINE EASEMENT VOLUME 1792, PG. 127 - DOES NOT AFFECT
RATIFIED IN VOLUME 1792, PG. 133 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- k. PIPELINE EASEMENT VOLUME 1804, PG. 958 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- l. GATE VALVE EASEMENT VOLUME 1850, PG. 69 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- m. ORDINANCES:
 - No. 2018-22 DOCUMENT No. 2018102377 - AFFECTS
 - No. 2018-23 DOCUMENT No. 2018102378 - DOES NOT AFFECT
 - No. 2018-24 DOCUMENT No. 2018102379 - DOES NOT AFFECT
 - No. 2018-23 DOCUMENT No. 2018102380 - DOES NOT AFFECT



1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 20 May 2021
M. STEPHEN TRUESDALE DATE

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

LEGEND

- IRON ROD WITH PLASTIC CAP
STAMPED "INLAND 4933" SET
- ⊙ IRON ROD WITH PLASTIC CAP
FOUND - AS NOTED
- 1/2" IRON ROD FOUND
- TxDOT TYPE I CONCRETE
MONUMENT FOUND
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- LINE BREAK
- ↔ DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- () RECORD INFORMATION
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

REV: 07/20/2021



PARCEL PLAT SHOWING PROPERTY OF
RCR TAYLOR LAND, L.P.

SCALE
1" = 60'

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL
84-PART 1

PAGE 4 OF 6

PLAT TO ACCOMPANY DESCRIPTION



EXHIBIT B
PLAT TO ACCOMPANY DESCRIPTION

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2017951-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 8, 2020, ISSUE DATE APRIL 20, 2020.

- 10g. CHANNEL EASEMENT VOLUME 673, PG. 204 - AFFECTS AS SHOWN.
- h. PIPELINE EASEMENT VOLUME 1792, PG. 117 - AFFECTS AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- i. PIPELINE EASEMENT VOLUME 1792, PG. 123 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- j. PIPELINE EASEMENT VOLUME 1792, PG. 127 - DOES NOT AFFECT
RATIFIED IN VOLUME 1792, PG. 133 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- k. PIPELINE EASEMENT VOLUME 1804, PG. 958 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- l. GATE VALVE EASEMENT VOLUME 1850, PG. 69 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- m. ORDINANCES:
No. 2018-22 DOCUMENT No. 2018102377 - AFFECTS
No. 2018-23 DOCUMENT No. 2018102378 - DOES NOT AFFECT
No. 2018-24 DOCUMENT No. 2018102379 - DOES NOT AFFECT
No. 2018-23 DOCUMENT No. 2018102380 - DOES NOT AFFECT

LEGEND

- IRON ROD WITH PLASTIC CAP
STAMPED "INLAND 4933" SET
- ⊙ IRON ROD WITH PLASTIC CAP
FOUND - AS NOTED
- 1/2" IRON ROD FOUND
- TxDOT TYPE I CONCRETE
MONUMENT FOUND
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- LINE BREAK
- ↔ DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE

() RECORD INFORMATION

- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS



1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 20 JULY 2021
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

REV: 07/20/2021



PARCEL PLAT SHOWING PROPERTY OF
RCR TAYLOR LAND, L.P.

SCALE
1" = 80'

WILLIAMSON COUNTY

PROJECT
FM 3349

**PARCEL
84-PART 2**

PAGE 6 OF 6

EXHIBIT **C**
PROPERTY DESCRIPTION FOR PARCEL 78 - G.E.

DESCRIPTION OF A 2.654 ACRE (115,586 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484 IN WILLIAMSON COUNTY, TEXAS, BEING A 0.970 ACRE, 42,241 SQUARE FOOT PORTION OF A REMAINDER OF THAT CALLED 183.94 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058735 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A 0.985 ACRE, 42,914 SQUARE FOOT PORTION OF A REMAINDER OF THAT CALLED 183.84 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 0.699 ACRE, 30,431 SQUARE FOOT PORTION OF THE REMAINDER OF THAT CALLED 194.559 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR LAND, L.P. RECORDED IN DOCUMENT NO. 2018058746 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.654 ACRE (115,586 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an Iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10,175,101.54, E=3,193,624.39 TSPC Zone 4203) in the proposed easterly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), being the northerly boundary line of said remainder of the 183.94 tract, same being the southerly boundary line of a remainder of that called 193.41 acre tract of land described in Special Warranty Deed to said RCR Taylor Land, L.P. recorded in Document No. 2018058726 of the Official Public Records of Williamson County, Texas, for the northwesterly corner and POINT OF BEGINNING of the herein described parcel, and from which, a ½" Iron rod found in the existing easterly ROW line of said F.M. 3349 (100' ROW width), being the northwesterly corner of said remainder of the 183.94 acre tract, same being the southwesterly corner of said remainder of the 193.41 acre tract bears N 82°56'30" W, at a distance of 111.10 feet;

- 1) THENCE, departing said proposed easterly ROW line, with the northerly boundary line of said remainder of the 183.94 tract, same being the southerly boundary line of said remainder of that called 193.41 acre tract, S 82°56'30" E, for a distance of 25.00 feet to the calculated northeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "SAM INC." found being the southeasterly corner of the remainder of said 193.41 acre tract, same being the northeasterly corner of the remainder of said 183.94 acre tract bears S 82°56'30" E, at a distance of 4,605.39 feet;
- 2) THENCE, departing said remainder of the 193.41 acre tract, through the interior of said remainder of the 183.94 tract, S 07°39'21" W, at a distance of 1,689.66 feet, pass a calculated point in the southerly boundary line of said remainder of the 183.94 tract, same being the northerly boundary line of a remainder of said 183.84 acre tract, and from said calculated point, the southeasterly corner of a remainder of said 183.94 acre tract, same being the northeasterly corner of a remainder of said 183.84 acre tract bears S 82°56'27" E, at a distance of 4,608.92 feet, at a distance of 3,406.22 feet pass a calculated point in the southerly boundary line of said remainder of the 183.84 tract, same being the northerly boundary line of said remainder of the 194.559 acre tract, and from said calculated point, the southeasterly corner of a remainder of said 183.84 acre tract, same being the northeasterly corner of said remainder of the 194.559 acre tract bears S 82°56'28" E, at a distance of 4,382.07 feet, and continuing for a total distance of 4,623.57 feet to a calculated point in the northerly line of an existing 25 foot wide pipeline easement described in Right Of Way Grant to Koch Refining Company recorded and depicted in Volume 1804, Page 958 of the Official Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel;
- 3) THENCE, with the northerly line of said existing pipeline easement, N 82°27'25" W, for a distance of 25.00 feet to a calculated point in said proposed easterly ROW line of F.M. 3349, for the southwesterly corner of the herein described parcel, and from which, an Iron rod with aluminum cap stamped "ROW 4933" set in said proposed ROW line, being the southerly boundary line of said remainder of the 194.559 acre tract, same being the northerly boundary line of that called 58.001 acre tract of land described in Warranty Deed to Raymond E. Naivar and wife, Diane E. Naivar recorded in Volume 713, Page 723 of the Deed Records of Williamson County, Texas, bears, with said proposed easterly ROW line, S 07°39'21" W, at a distance of 25.00 feet;

County: Williamson
Parcel: 78 - G.E.
Project: FM 3349

July 01, 2021
Page 2 of 4

- 4) THENCE, with said proposed easterly ROW line, N 07°39'21" E, at a distance of 889.00 feet, pass an iron rod with aluminum cap stamped "ROW 4933 ADL", being the beginning of an Access Denial Line (ADL), at a distance of 1,217.14 feet, pass an iron rod with aluminum cap stamped "ROW 4933" set in the northerly boundary line of said remainder of the 194.559 acre tract, same being the southerly boundary line of said remainder of the 183.84 tract, at a distance of 1,946.95 feet, pass an iron rod with aluminum cap stamped "ROW 4933 ADL", being the end of said Access Denial Line, at a distance of 2,933.70 feet, pass an iron rod with aluminum cap stamped "ROW 4933" set in the northerly boundary line of said remainder of the 183.84 tract, same being the southerly boundary line of said remainder of the 183.84 tract, at a distance of 3,023.50 feet, pass an iron rod with aluminum cap stamped "ROW 4933 ADL", being the beginning of an Access Denial Line, at a distance of 3,616.50 feet, pass an iron rod with aluminum cap stamped "ROW 4933 ADL", being the end of said Access Denial Line, and continuing for a total distance of 4,623.36 feet to the POINT OF BEGINNING, containing 2.654 acre, (115,586 square feet) of land, more or less.

NOTE: There is also a 50 foot wide Temporary Construction Easement (T.C.E.) parallel with and easterly of Call 2 of the above description, as depicted on the accompanying Parcel Plat.

This property description is accompanied by a separate parcel plat.

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

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

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

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

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

12 July 2021
Date



07/01/2021

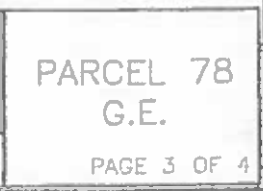


EXHIBIT C

PLAT TO ACCOMPANY DESCRIPTION

07/01/2021

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2017951-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 8, 2020, ISSUE DATE APRIL 20, 2020.

10g. CHANNEL EASEMENT VOLUME 673, PG. 204 - DOES NOT AFFECT.

h. PIPELINE EASEMENT VOLUME 1792, PG. 117 - DOES NOT AFFECT.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - DOES NOT AFFECT.

i. PIPELINE EASEMENT VOLUME 1792, PG. 123 - DOES NOT AFFECT AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - DOES NOT AFFECT.

j. PIPELINE EASEMENT VOLUME 1792, PG. 127 - DOES NOT AFFECT AS SHOWN.
RATIFIED IN VOLUME 1792, PG. 133 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - DOES NOT AFFECT.

k. PIPELINE EASEMENT VOLUME 1804, PG. 958 - DOES NOT AFFECT AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - DOES NOT AFFECT.

l. GATE VALVE EASEMENT VOLUME 1850, PG. 69 - DOES NOT AFFECT AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - DOES NOT AFFECT.

m. ORDINANCES:

No. 2018-22 DOCUMENT No. 2018102377 - DOES NOT AFFECT
No. 2018-23 DOCUMENT No. 2018102378 - AFFECTS
No. 2018-24 DOCUMENT No. 2018102379 - AFFECTS
No. 2018-23 DOCUMENT No. 2018102380 - AFFECTS

LEGEND

- IRON ROD WITH ALUMINUM CAP
STAMPED "ROW 4933" SET
UNLESS NOTED OTHERWISE
- ⊙ IRON ROD WITH PLASTIC CAP
FOUND - AS NOTED
- 1/2" IRON ROD FOUND
- TxDOT TYPE I CONCRETE
MONUMENT FOUND
- △ CALCULATED POINT
- E PROPERTY LINE
- LINE BREAK
- ↔ DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- () RECORD INFORMATION
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- ||| — ACCESS DENIAL LINE "ADL"

I) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION

M. Stephen Truesdale 12/04/2021

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



PARCEL PLAT SHOWING PROPERTIES OF
RCR TAYLOR LAND, L.P.

PARCEL 78
G.E.

SCALE
1" = 200'

PROJECT
F.M. 3349

COUNTY
WILLIAMSON

PAGE 4 OF 4