

REAL ESTATE CONTRACT
Southeast Loop (Segment 2) Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **STARLIGHT HOMES TEXAS L.L.C.** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

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

All of that certain 2.917 acre (127,048 square foot) tract of land, out of and situated in the James Hickman Survey, Section No. 24, Abstract No. 291, in Williamson County; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 27 Part 2**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property described in Exhibit "A", any improvements thereon, and any damage to or cost of cure for the remaining property of Seller shall be the sum of **TWO HUNDRED NINETY-ONE THOUSAND SEVEN HUNDRED and 00/100 Dollars (\$291,700.00)**.

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

Special Provisions

2.03.1. Contingent Possession Agreement. By execution of this Contract, the parties acknowledge that the 0.798 acre parcel described by metes and bounds in Exhibit "B" attached hereto (the "Subdivision R.O.W.") is within an area to be dedicated or otherwise conveyed as public road right of way, to be named Cedar Fork Road, as part of Seller's Final Plat of the Gola

Subdivision Phase I (the “Gola Plat”), a copy of which is attached hereto as Exhibit “C”.

If, prior to the recording of the Gola Plat dedicating the Subdivision R.O.W. parcel to public use, the Purchaser needs to begin construction of any portion of its proposed Southeast Loop Segment 2 roadway improvements (the “Roadway Project”) upon portions of the Subdivision R.O.W. parcel, Purchaser will notify Seller and the parties shall execute a Possession and Use Agreement for Transportation Purposes, substantially in the form of Exhibit “D” attached hereto, which allows possession for construction of the Roadway Project until such time as the Gola Plat is recorded and the Subdivision R.O.W. dedication occurs, and which is suitable for recording in the Official Records of Williamson County, Texas.

2.03.2. Seller’s Construction Phase Access. At all times during Purchaser’s construction of the proposed Roadway Project, Seller shall be provided with reasonable vehicular ingress and egress access across the Subdivision R.O.W. parcel between FM 1660 and the remaining property of Seller if the proposed Roadway Project is to be constructed prior to installation of Cedar Fork Road, unless otherwise agreed to with Seller, its successors or assigns, in advance.

If construction of Cedar Fork Road is completed prior to the time installation of Purchaser’s proposed Roadway Project is completed, ingress and egress from the proposed Gola Plat subdivision along Cedar Fork Road shall be connected to the County’s proposed Roadway Project as part of the project construction at the County’s sole expense.

2.03.3. Utility Crossings Review. Seller shall submit any proposed utility crossings which are to cross the Property or the Subdivision R.O.W. parcel as necessary to facilitate subdivision development or operation on Seller’s remaining property to Purchaser for review and approval of coordination with the proposed Roadway Project design. Purchaser agrees to timely review and provide approval or comments and instructions regarding the sufficiency or alternate suggested size, depth and location design of any utility facility crossings, which approval shall not be unreasonably withheld, conditioned, or denied.

Any approved utility crossings within the Property or the Subdivision R.O.W. parcel which are in place prior to construction of Purchaser’s proposed Roadway Project will be accommodated in place or adjusted to coordinate with the proposed Roadway Project facility in accordance with standard Williamson County Utility Adjustment and Reimbursement policies and procedures, and other Texas law.

2.03.4. Plat review or document execution by County. Purchaser agrees to timely review, provide responsive comment for, and otherwise approve and execute any documents reasonably required by Purchaser for completion of the Gola Plat.

The rights and obligations of the parties in this Section 2.03 shall survive the Closing of this transaction, and are not otherwise merged herein.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

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

Miscellaneous Conditions

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

ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER

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

- (a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser;
- (b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

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

ARTICLE V
CLOSING

Closing Date

5.01. The Closing shall be held at the office of Texas National Title Company on or before October 31, 2022, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

- (1) Deliver to Williamson County a duly executed and acknowledged Deed conveying good and indefeasible title in fee simple to all of the Property described in Exhibit "A", free and

clear of any and all monetary liens and restrictions, except for those matters set forth in the Deed.

(2) The Deed to Purchaser shall be in the form as shown in Exhibit "D" attached hereto.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to the terms of such policy, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(4) Deliver to Purchaser possession of the Property.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

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

Prorations

5.04. General real estate taxes for the then current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing, but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

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

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

- (4) Attorney's fees paid by each respectively.

ARTICLE VI BREACH BY SELLER

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

ARTICLE VII BREACH BY PURCHASER

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

ARTICLE VIII MISCELLANEOUS

Notice

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

Texas Law to Apply

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

Parties Bound

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

Legal Construction

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

Prior Agreements Superseded

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

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

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

Memorandum of Contract

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

Compliance

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

Effective Date

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

Counterparts

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

SELLER:

STARLIGHT HOMES TEXAS L.L.C.

By: MR RINGEL
Name: Michael G. Ringel
Its: VP FINANCE

Address: 10721 Research Blvd., Ste. B210
Austin, Texas 78759

Date: 09-29-2022

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

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

Date: _____

EXHIBIT “A”

DESCRIPTION OF PROPERTY

EXHIBIT "A"

County: Williamson
Parcel No.: 27_2
Tax ID: R020596
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 5
September 2, 2022

PROPERTY DESCRIPTION FOR PARCEL 27_2

DESCRIPTION OF A 2.917 ACRE (127,048 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES HICKMAN SURVEY, SECTION NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 110.56 ACRE TRACT OF LAND, DESCRIBED AS TRACT 3 IN A DEED TO STARLIGHT HOMES TEXAS L.L.C., RECORDED MAY 19, 2021 IN DOCUMENT NO. 2021074553, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 2.917 ACRE (127,048 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 454.73 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 285+81.79 on the existing south right-of-way line of F.M. 1660, a variable width right-of-way, as described in Volume 386, Page 389, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and as depicted in Texas Department of Transportation (TXDOT) strip map CSJ Number 1566-002-01, dated July 1952, for the northwest corner of a called 1.0 acre tract of land, described in a deed to the City of Hutto, Texas, recorded in Document No. 2008034765, O.P.R.W.C.TX., same being the northeast corner of said Tract 3;

THENCE N 63°36'21" W, with the existing south right-of-way line of said F.M. 1660, a distance of 338.59 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,162,068.11, E=3,181,129.90) set 233.42 feet right of Southeast Loop E.C.S 283+10.76 on the proposed south right-of-way line of said Southeast Loop, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the existing south right-of-way line of said F.M. 1660, with the proposed south right-of-way line of said Southeast Loop, over and across said Tract 3, the following two (2) courses and distances numbered 1-2:

- 1) S 76°55'20" W, a distance of 53.43 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S 282+53.85, said point being the beginning of a curve to the left, and
- 2) With said curve to the left, an arc distance of 574.13 feet, through a delta 09°32'55", having a radius of 3,445.00 feet and a chord which bears S 68°02'19" W, a distance 573.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S 276+41.39 on the common line of said Tract 3 and of a called 24.17 acre tract of land, described in a deed to Alex Vacle Gola Sr., recorded in Document No. 2003030744, O.P.R.W.C.TX., for the southwest corner of the parcel described herein;

THENCE, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said Tract 3 and said 24.17 acre tract, the following two (2) courses and distances numbered 3-4:

- 3) N 07°55'04" E, a distance of 14.78 feet to a calculated point, and
- 4) N 07°37'07" E, a distance of 473.70 feet to a 1/2-inch iron rod found on the existing south right-of-way line of said F.M. 1660, for the northeast corner of said 24.17 acre tract, same being the northwest corner of said Tract 3 and the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 27_2
Tax ID: R020596
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 5
September 2, 2022

5) **THENCE** S 63°36'21" E, departing the common line of said Tract 3 and said 24.17 acre tract, with the existing south right-of-way line of said F.M. 1660, a distance of 579.46 feet to the **POINT OF BEGINNING**, and containing 2.917 acres (127,048 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

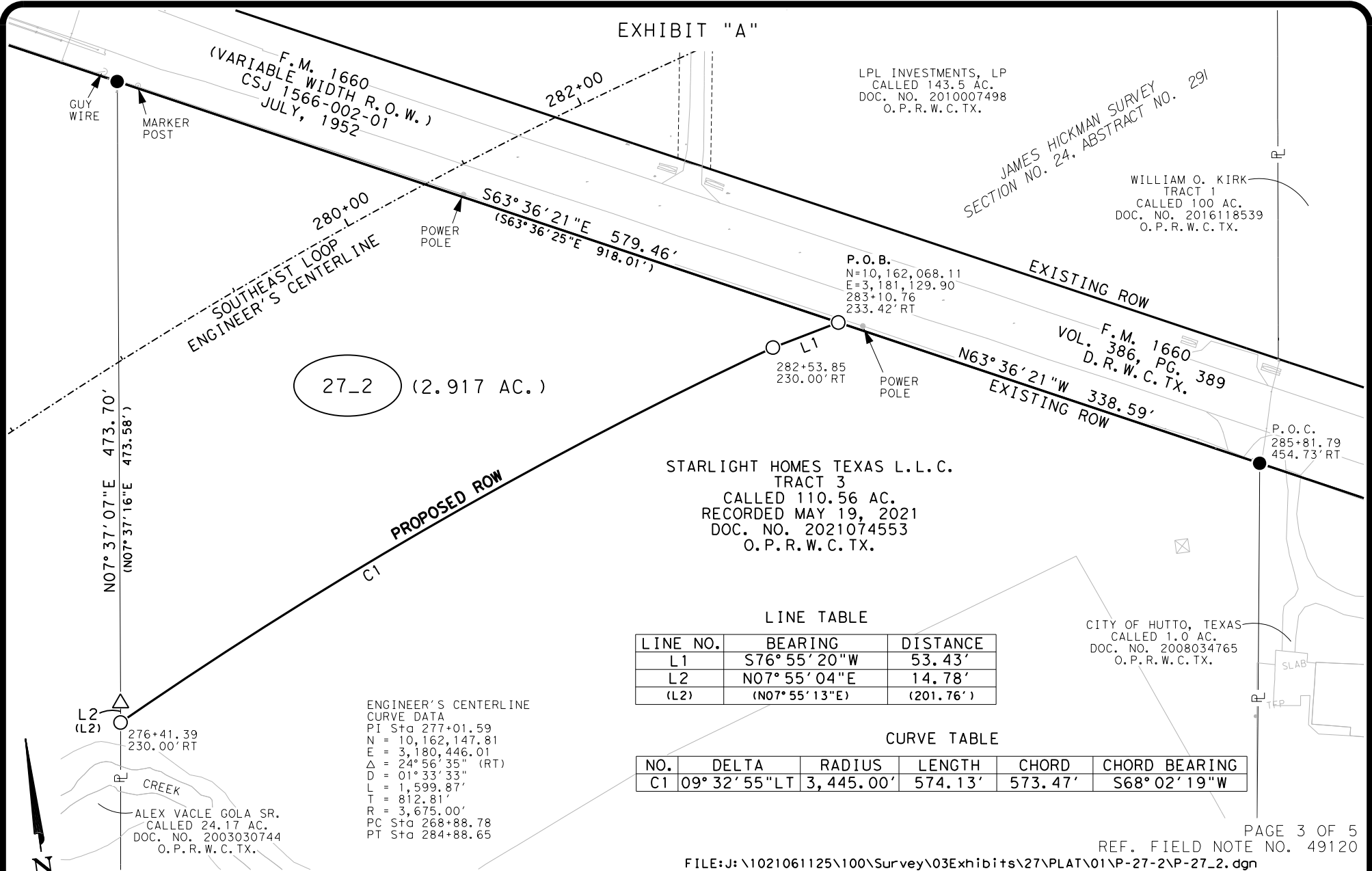
SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Sund C. R. 09/02/2022

Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"



LPL INVESTMENTS, LP
 CALLED 143.5 AC.
 DOC. NO. 2010007498
 O.P.R.W.C. TX.

JAMES HICKMAN SURVEY
 SECTION NO. 24, ABSTRACT NO. 291

WILLIAM O. KIRK
 TRACT 1
 CALLED 100 AC.
 DOC. NO. 2016118539
 O.P.R.W.C. TX.

P.O.B.
 N=10,162,068.11
 E=3,181,129.90
 283+10.76
 233.42' RT

POWER POLE

F.M. 1660
 VOL. 386, PG. 389
 D.R.W.C. TX.

P.O.C.
 285+81.79
 454.73' RT

STARLIGHT HOMES TEXAS L.L.C.
 TRACT 3
 CALLED 110.56 AC.
 RECORDED MAY 19, 2021
 DOC. NO. 2021074553
 O.P.R.W.C. TX.

CITY OF HUTTO, TEXAS
 CALLED 1.0 AC.
 DOC. NO. 2008034765
 O.P.R.W.C. TX.

PAGE 3 OF 5
 REF. FIELD NOTE NO. 49120

EXISTING	116.56 AC.	ACQUIRE	2.917 AC.	REMAINING	107.704 AC. RIGHT
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4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 STARLIGHT HOMES TEXAS L.L.C.
 TAX ID: R020596
 PARCEL 27_2
 2.917 AC. (127,048 SQ. FT.)

SCHEDULE B:
THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-159148, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 5, 2022, AND ISSUED DATE MAY 13, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
1. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 386, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 353, PAGE 40, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 353, PAGE 41, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 362, PAGE 98, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
6. A CHANNEL EASEMENT GRANTED TO THE STATE OF TEXAS AS DESCRIBED IN VOLUME 386, PAGE 369, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 386, PAGE 386, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 386, PAGE 387, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND MID STATE TELEPHONE COMPANY AS DESCRIBED IN VOLUME 585, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. A WATER PIPE LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 598, PAGE 15, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 2007097044, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 2007099312, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
13. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 2008030259, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 2008030980, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
15. AN ELECTRIC LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2010042890, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
16. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN LEASE AGREEMENT AS EVIDENCED IN THE LANDLORD'S SUBORDINATION AGREEMENT AND CONSENT TO REMOVAL OF PERSONAL PROPERTY LOCATED ON OR AFFIXED TO REAL PROPERTY RECORDED IN DOCUMENT NO. 2014050786, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BY AND BETWEEN LESSOR, JOHN BIGON & MARY BIGON AND LESSEE, COJAL-PRATER EQUIPMENT, LLC AND FH EQUIPMENT LLC. (INCLUDING, BUT NOT LIMITED TO ANY AND ALL RIGHTS, RESTRICTIONS OR OTHER MATTERS THAT MAY BE INCLUDED IN THE UNRECORDED LEASE AGREEMENT.)
17. TERMS, CONDITIONS AND STIPULATIONS IN THE RESOLUTION NO. R-19-03-21-9E AUTHORIZING THE EXECUTION OF AN ANNEXATION DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO AND THE BIGON IMPLEMENT COMPANY, INC. AS RECORDED IN DOCUMENT NO. 2019043482, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

18. TERMS, CONDITIONS, AND STIPULATIONS IN THE DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021058913, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FURTHER AFFECTED BY ASSIGNMENT OF DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2021127033, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
19. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE RECORDED IN VOLUME 2403, PAGE 483, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

20. ALL OF THE OIL, GAS AND OTHER MINERALS, THE ROYAL TIES, BONUSES, RENTALS AND HEREFOR AND NOT INSURED HEREUNDER, AS DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 777, PAGE 744, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

21. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT THAT ARE NOT LISTED.

22. ASSESSMENT AND PENALTIES WHICH MAY ACCRUE.

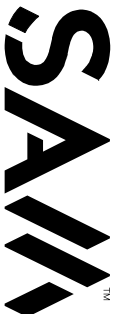
23. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS, THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

24. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

25. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

26. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

EXISTING	116.56 AC.	ACQUIRE	2.917 AC.	REMAINING	107.704 AC.	RIGHT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FAX: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
STARLIGHT HOMES TEXAS L.L.C.
TAX ID: R020596
PARCEL 27-2
2.917 AC. (127,048 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ◐ 1/2" IRON PIPE FOUND UNLESS NOTED
- ◑ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-159148, EFFECTIVE DATE MAY 5, 2022, AND ISSUED DATE MAY 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

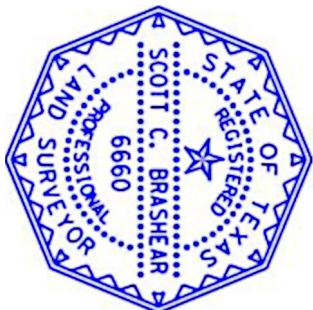
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

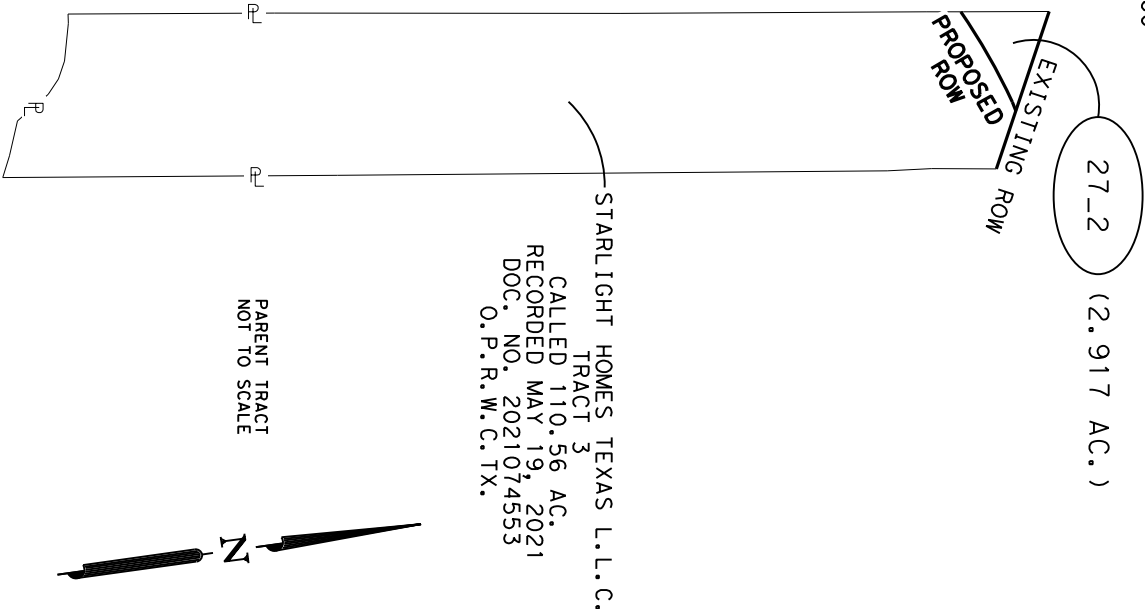
DATE

EXHIBIT "A"

F.M. 1660



FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exh1b\ts\27\PLAT\01\P-27-2\P-27-



EXISTING	116.56 AC.	ACQUIRE	2.917 AC.	REMAINING	107.704 AC.	RIGHT
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SAM

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
STARLIGHT HOMES TEXAS L.L.C.
TAX ID: R020596
PARCEL 27-2
2.917 AC. (127,048 SQ. FT.)

PAGE 5 OF 5
REF. FIELD NOTE NO. 49120

EXHIBIT “B”

DESCRIPTION OF SUBDIVISION R.O.W.

EXHIBIT "B"

County: Williamson
Parcel No.: 27_1
Tax ID: R020597, R392665 & R020598
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 5
September 2, 2022

PROPERTY DESCRIPTION FOR PARCEL 27_1

DESCRIPTION OF A 0.798 ACRE (34,740 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES HICKMAN SURVEY, SECTION NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 25.01 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO STARLIGHT HOMES TEXAS L.L.C., RECORDED MAY 19, 2021 IN DOCUMENT NO. 2021074553, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), A PORTION OF A CALLED 61.40 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN A DEED TO STARLIGHT HOMES TEXAS L.L.C., RECORDED MAY 19, 2021 IN DOCUMENT NO. 2021074553, O.P.R.W.C.TX., AND A PORTION OF A CALLED 0.8542 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO STARLIGHT HOMES TEXAS L.L.C., RECORDED MAY 19, 2021 IN DOCUMENT NO. 2021074404, O.P.R.W.C.TX.; SAID 0.798 ACRE (34,740 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "BGE INC." found 347.39 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 271+04.91 on the existing south right-of-way line of F.M. 1660, a variable width right-of-way, as described in Volume 384, Page 602, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and in Volume 384, Page 612, D.R.W.C.TX., and as depicted in Texas Department of Transportation (TXDOT) strip map CSJ Number 1566-002-01, dated July 1952, for the northwest corner of a called 24.17 acre tract of land, described in a deed to Alex Vacle Gola Sr., recorded in Document No. 2003030744, O.P.R.W.C.TX., same being the most northerly northeast corner of said Tract 1;

THENCE S 07°47'03" W, departing the existing south right-of-way line of said F.M. 1660, with the common line of said Tract 1 and said 24.17 acre tract, a distance of 747.02 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,161,894.93, E=3,179,760.96) set 230.00 feet left of Southeast Loop E.C.S 270+00.93 on the proposed north right-of-way line of Southeast Loop, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 07°47'03" W, departing the proposed north right-of-way line of said Southeast Loop, continuing with the common line of said Tract 1 and said 24.17 acre tract, a distance of 579.31 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 172.39 feet right of Southeast Loop E.C.S 265+89.43 on the proposed south right-of-way line of said Southeast Loop, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the left, from which a 1/2-inch iron rod with an orange plastic cap stamped "BGE INC." found for the southwest corner of said 24.17 acre tract, same being an interior ell corner of said Tract 1, bears S 07°47'03" W, a distance of 47.13 feet;

2) **THENCE** departing the common line of said Tract 1 and said 24.17 acre tract, with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said Starlight Homes Texas L.L.C. tracts, an arc distance of 81.63 feet, through a delta 00°29'55", having a radius of 9,380.00 feet and a chord which bears S 55°29'53" W, a distance 81.63 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 166.75 feet right of Southeast Loop E.C.S 265+07.99 on the common line of said Tract 2 and a called 271.214 acre tract of land, described in a deed to Clayton Properties Group Inc., recorded in Document No. 2021007407, O.P.R.W.C.TX., for the southwest corner of the parcel described herein;

EXHIBIT “B”

County: Williamson
Parcel No.: 27_1
Tax ID: R020597, R392665 & R020598
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 5
September 2, 2022

3) **THENCE** N 07°48'42" E, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said Tract 2 and said 271.214 acre tract, a distance of 573.85 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S 269+20.74 on the proposed north right-of-way line of said Southeast Loop, for the northwest corner of the parcel described herein, said point being the beginning of a curve to the right;

4) **THENCE** departing the common line of said Tract 2 and said 271.214 acre tract, with the proposed north right-of-way line of said Southeast Loop and said curve to the right, over and across said Starlight Homes Texas L.L.C. tracts, an arc distance of 85.21 feet, through a delta 01°15'01", having a radius of 3,905.00 feet and a chord which bears N 52°39'14" E, a distance 85.21 feet to the **POINT OF BEGINNING**, and containing 0.798 acres (34,740 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Sent C. R. 09/02/2022

Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "B"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 29' 55" LT	9,380.00'	81.63'	81.63'	S55° 29' 53" W
C2	01° 15' 01" RT	3,905.00'	85.21'	85.21'	N52° 39' 14" E

JAMES HICKMAN SURVEY NO. 291
SECTION NO. 24, ABSTRACT NO.

CLAYTON PROPERTIES GROUP INC.
CALLED 271.214 ACRES
DOC. NO. 2021007407
O.P.R.W.C.TX.

573.85'
(N07° 48' 42" E 573.85'
(N07° 48' 41" E 579.31'
(S07° 47' 02" W 1,373.61'
(S07° 47' 03" W 579.31'

269+20.74
230.00' LT
P.O.B.
N=10,161,894.93
E=3,179,760.96
270+00.93
230.00' LT

P.O.C.
W/PCAP "BGE INC."
271+04.91
347.39' LT
F.M. 1660
(VARIABLE WIDTH R.O.W.)
CSJ 1566-002-01
JULY 1952
VOL. 384, PG. 602
VOL. 384, PG. 612
D.R.W.C.TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Stg 277+01.59
N = 10,162,147.81
E = 3,180,446.01
Δ = 24° 56' 35" (RT)
D = 01° 33' 33"
L = 1,599.87'
T = 812.81'
R = 3,675.00'
PC Stg 268+88.78
PT Stg 284+88.65

265+00
N51° 31' 50" E 4,121.19'

STARLIGHT HOMES TEXAS L.L.C.
CALLED 0.8542 AC.
RECORDED MAY 19, 2021
DOC. NO. 2021074404
O.P.R.W.C.TX.

STARLIGHT HOMES TEXAS L.L.C.
TRACT 2
CALLED 61.40 AC.
RECORDED MAY 19, 2021
DOC. NO. 2021074553
O.P.R.W.C.TX.

265+07.99
166.75' RT
C1
265+89.43
172.39' RT
S07° 47' 03" W 47.13'
P.O.R.
W/ORANGE PCAP "BGE INC."

STARLIGHT HOMES TEXAS L.L.C.
TRACT 1
CALLED 25.01 AC.
RECORDED MAY 19, 2021
DOC. NO. 2021074553
O.P.R.W.C.TX.

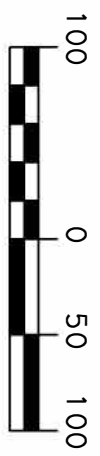
ALEX VACUE GOLA SR.
CALLED 24.17 AC.
DOC. NO. 2003030744
O.P.R.W.C.TX.

(0.798 AC.)
27-1

PC 268+88.78

270+00

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

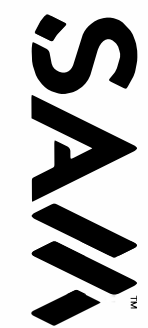


GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

EXISTING	87.264 AC.	ACQUIRE	0.798 AC.	REMAINING	1.069 AC. LEFT
EXISTING	87.264 AC.	ACQUIRE	0.798 AC.	REMAINING	85.423 AC. RIGHT

FILE: \\ssm\inc\AUS\PROJECTS\1021061125\100\Survey\03E\h1d1s\27\PLAT\01\P-27-1\P-27

PAGE 3 OF 5
REF. FIELD NOTE NO. 49180



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
STARLIGHT HOMES TEXAS L.L.C.
TAX ID: R020597, R392665 & R020598
PARCEL 27-1
0.798 AC. (34,740 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:
THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-159148, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 5, 2022, AND ISSUED DATE MAY 13, 2022.

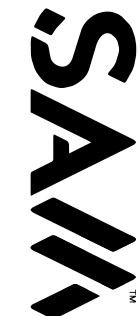
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
1. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 386, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 353, PAGE 40, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 353, PAGE 41, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 362, PAGE 98, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
6. A CHANNEL EASEMENT GRANTED TO THE STATE OF TEXAS AS DESCRIBED IN VOLUME 386, PAGE 369, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 386, PAGE 386, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACING THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 386, PAGE 387, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE COMPANY AS DESCRIBED IN VOLUME 585, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. A WATER PIPE LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 598, PAGE 15, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 2007097044, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 200709312, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
13. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 2008030259, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO, TEXAS AS DESCRIBED IN DOCUMENT NO. 2008030980, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
15. AN ELECTRIC LINE EASEMENT GRANTED TO UCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2010042890, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
16. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN LEASE AGREEMENT AS EVIDENCED IN THE LANDLORD'S SUBORDINATION AGREEMENT AND CONSENT TO REMOVAL OF PERSONAL PROPERTY LOCATED ON OR AFFIXED TO REAL PROPERTY RECORDED IN DOCUMENT NO. 2014050788, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BY AND BETWEEN LESSOR, JOHN BIGON & MARY BIGON AND LESSEE, COUFAL-PRATER EQUIPMENT, LLC AND FH EQUIPMENT LLC. (INCLUDING, BUT NOT LIMITED TO ANY AND ALL RIGHTS, RESTRICTIONS OR OTHER MATTERS THAT MAY BE INCLUDED IN THE UNRECORDED LEASE AGREEMENT.)
17. TERMS, CONDITIONS AND STIPULATIONS IN THE RESOLUTION NO. R-19-03-21-9E AUTHORIZING THE EXECUTION OF AN ANNEXATION DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO AND THE BIGON IMPLEMENTATION LINE AS RECORDED IN DOCUMENT NO. 2019043482, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

18. TERMS, CONDITIONS, AND STIPULATIONS IN THE DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021058913, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FURTHER AFFECTED BY ASSIGNMENT OF DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2021127033, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
19. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE RECORDED IN VOLUME 2403, PAGE 483, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
20. ALL OF THE OIL, GAS AND OTHER MINERALS, THE ROYAL TIES, BONUSES, RENTALS AND HEREFOR AND NOT INSURED HEREUNDER, AS DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 777, PAGE 744 DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
21. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHERE LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
22. ASSESSMENT OF ROLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
23. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS, THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)
24. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
25. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLES, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)
26. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

FILE: \\somin\cnaus\PROJECTS\1021061125\100\Survey\03Exhibits\27\PLAT101\P-27-1\P-27-1.dgn

PAGE 4 OF 5
REF. FIELD NOTE NO. 49180

EXISTING	87.264 AC.	ACQUIRE	0.798 AC.	REMAINING	1.069 AC. LEFT
				REMAINING	85.423 AC. RIGHT



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
STARLIGHT HOMES TEXAS L.L.C.
TAX ID: R020597, R392665 & R020598
PARCEL 27-1
0.798 AC. (34, 740 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◻ FENCE POST (TYPE NOTED)
- TYPE 1 CONCRETE MONUMENT FOUND
- ◼ TxDOT TYPE 11 BRONZE DISK IN CONCRETE FOUND
- ◉ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ◊ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C. TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C. TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, CE NO. T-159148, EFFECTIVE DATE MAY 5, 2022, AND ISSUED DATE MAY 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.



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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

EXHIBIT "B"

F.M. 1660

EXISTING ROW

(0.798 AC.) 27-1

STARLIGHT HOMES TEXAS L.L.C.

CALLED 0.8542 AC.
RECORDED MAY 19, 2021
DOC. NO. 2021074404
O.P.R.W.C. TX.

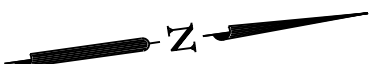
STARLIGHT HOMES TEXAS L.L.C.

TRACT 1
CALLED 25.01 AC.
RECORDED MAY 19, 2021
DOC. NO. 2021074553
O.P.R.W.C. TX.

STARLIGHT HOMES TEXAS L.L.C.

TRACT 2
CALLED 61.40 AC.
RECORDED MAY 19, 2021
DOC. NO. 2021074553
O.P.R.W.C. TX.

PARENT TRACT
NOT TO SCALE



EXISTING	87.264 AC.	ACQUIRE	0.798 AC.	REMAINING	1.069 AC. LEFT	REMAINING	85.423 AC. RIGHT
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SAM

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
STARLIGHT HOMES TEXAS L.L.C.
TAX ID: R020597, R392665 & R020598
PARCEL 27-1
0.798 AC. (34,740 SQ. FT.)

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\27\PLAT\01P-27-1P-27

PAGE 5 OF 5
REF. FIELD NOTE NO. 49120

09/02/2022

DATE

EXHIBIT “C”

EXHIBIT "C"

WALLIN FARM & RANCH
PARTNERSHIP, LTD.
REMAINDER OF A CALLED 99
ACRES (THIRD TRACT)
ATTACHMENT C TO EXHIBIT A
DOC. NO. 2004043044 O.P.R.W.C.

FINAL PLAT GOLA SUBDIVISION PHASE 1

A SUBDIVISION OF 57.057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

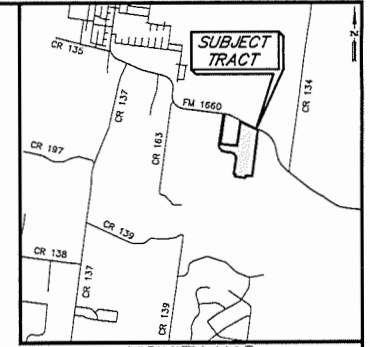


BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203.
NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE
AND CAN BE CONVERTED TO GRID BY DIVIDING BY
THE COMBINED SCALE FACTOR = 1.00010977

LEGEND
DOC. DEED RECORDS OF WILLIAMSON COUNTY
D.R.W.C. EASEMENT
NO. NUMBER
NOS. NUMBERS
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
W.E. WATER EASEMENT
W.W.E. WASTE WATER EASEMENT
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

MATCHLINE SHEET 1
MATCHLINE SHEET 2



VICINITY MAP
NOT TO SCALE

CITY OF HUTTO, TEXAS
SPECIAL WARRANTY DEED
CALLED 1,000 ACRE (EXHIBIT "A")
DOCUMENT NO. 2008034765 O.P.R.W.C.

CITY OF HUTTO, TEXAS
SPECIAL WARRANTY DEED
CALLED 155.136 ACRE
(EXHIBIT "B")
DOCUMENT NO. 2008034765
O.P.R.W.C.



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

\\TC\Projects\WMA\aler\8002-CO-Colo_Survey\SW\04_Finals\Drawings\8055-CO_Colo_P1_PLAT\8055-CO_Colo_P1.dwg 5/03/2022 3:01 PM, 40 larger, 1:0

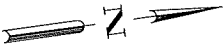
WALTON FARM & RANCH PARTNERSHIP, LTD.
CALLED 775 ACRES FIRST TRACT
ATTACHMENT C TO DEED A
DOE, NO. 200403044, D.P.R.W.C.

STARLIGHT HOMES TEXAS, L.L.C.
CALLED 135.15 ACRES
ATTACHMENT B TO DEED A
DOE, NO. 2021074553
O.P.R.W.C.

MATCHLINE SHEET 2
MATCHLINE SHEET 3

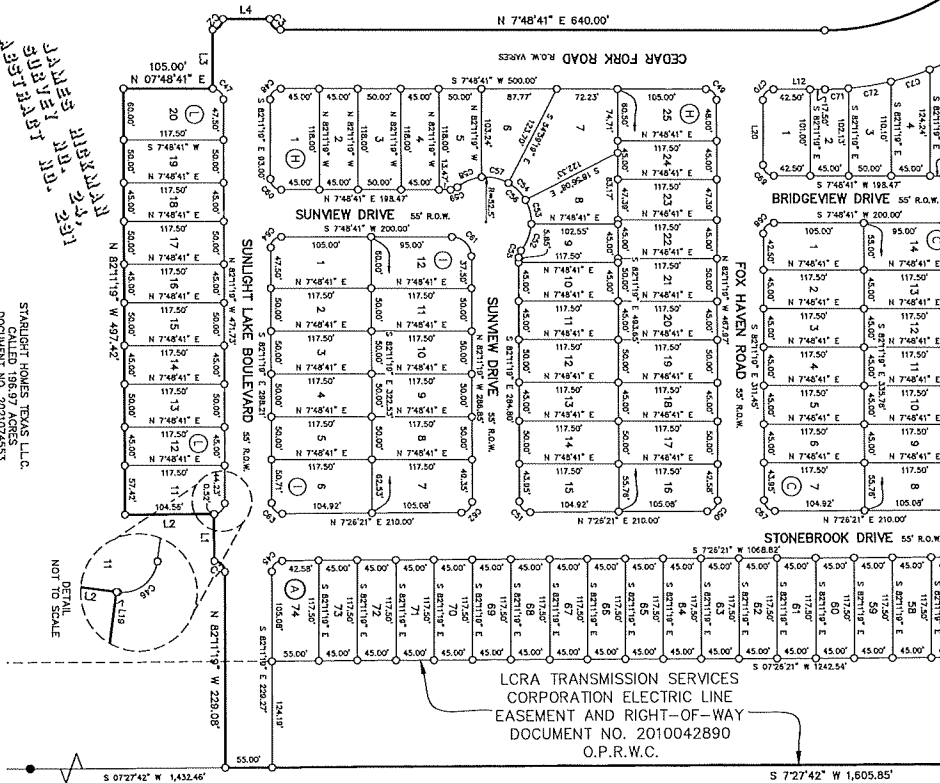
FINAL PLAT GOLA SUBDIVISION PHASE 1

A SUBDIVISION OF 57.057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



LEGEND
DOCUMENT
DEED RECORDS OF WILLIAMSON COUNTY
ENST.
NO.
NUMBER
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.R.W.C.
PG.
PAGE OF -WAY
WATER EASEMENT
WATER EASEMENT
ROUND 1/2 IRON ROD (UNLESS OTHERWISE NOTED)
SET 1/2 IRON ROD W/CHAM STAMPED "BCE INC"

STARLIGHT HOMES TEXAS, L.L.C.
CALLED 135.15 ACRES
ATTACHMENT B TO DEED A
DOE, NO. 2021074553
O.P.R.W.C.



CITY OF HUTTO, TEXAS
CALLED 135.15 ACRES
ATTACHMENT B TO DEED A
DOE, NO. 2021074553
O.P.R.W.C.



BCE Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3800 • www.bceinc.com
TPELIS Licensed Surveyor Firm No. 10194480
SHEET 3 OF 6

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.72	12.50'	9022.20"	S 52°33' E	17.74
C2	19.63	12.50'	9020.00"	N 37°11' W	17.68
C3	19.63	12.50'	9020.00"	N 52°48' E	17.68
C4	19.63	12.50'	9020.00"	N 37°11' W	17.68
C5	19.63	12.50'	9020.00"	S 52°48' W	17.68
C6	19.63	12.50'	9020.00"	N 37°11' W	17.68
C7	19.63	12.50'	9020.00"	S 52°48' E	17.68
C8	19.63	12.50'	9020.00"	N 37°11' W	17.68
C9	19.63	12.50'	9020.00"	S 52°48' W	17.68
C10	19.63	12.50'	9020.00"	N 37°11' W	17.68
C11	19.63	12.50'	9020.00"	S 52°48' E	17.68
C12	19.63	12.50'	9020.00"	N 37°11' W	17.68
C13	19.63	12.50'	9020.00"	S 52°48' W	17.68
C14	19.63	12.50'	9020.00"	N 37°11' W	17.68
C15	19.63	12.50'	9020.00"	S 52°48' E	17.68
C16	19.63	12.50'	9020.00"	N 37°11' W	17.68
C17	19.63	12.50'	9020.00"	S 52°48' W	17.68
C18	19.63	12.50'	9020.00"	N 37°11' W	17.68
C19	19.63	12.50'	9020.00"	S 52°48' E	17.68
C20	19.63	12.50'	9020.00"	N 37°11' W	17.68
C21	19.63	12.50'	9020.00"	S 52°48' W	17.68
C22	19.63	12.50'	9020.00"	N 37°11' W	17.68
C23	19.63	12.50'	9020.00"	S 52°48' E	17.68
C24	19.63	12.50'	9020.00"	N 37°11' W	17.68
C25	19.63	12.50'	9020.00"	S 52°48' W	17.68
C26	19.63	12.50'	9020.00"	N 37°11' W	17.68
C27	19.63	12.50'	9020.00"	S 52°48' E	17.68
C28	19.63	12.50'	9020.00"	N 37°11' W	17.68
C29	19.63	12.50'	9020.00"	S 52°48' W	17.68
C30	19.63	12.50'	9020.00"	N 37°11' W	17.68
C31	19.63	12.50'	9020.00"	S 52°48' E	17.68
C32	19.63	12.50'	9020.00"	N 37°11' W	17.68
C33	19.63	12.50'	9020.00"	S 52°48' W	17.68
C34	19.63	12.50'	9020.00"	N 37°11' W	17.68
C35	19.63	12.50'	9020.00"	S 52°48' E	17.68
C36	19.63	12.50'	9020.00"	N 37°11' W	17.68
C37	19.63	12.50'	9020.00"	S 52°48' W	17.68
C38	19.63	12.50'	9020.00"	N 37°11' W	17.68
C39	19.63	12.50'	9020.00"	S 52°48' E	17.68
C40	19.63	12.50'	9020.00"	N 37°11' W	17.68
C41	19.63	12.50'	9020.00"	S 52°48' W	17.68
C42	19.63	12.50'	9020.00"	N 37°11' W	17.68
C43	19.63	12.50'	9020.00"	S 52°48' E	17.68
C44	19.63	12.50'	9020.00"	N 37°11' W	17.68
C45	19.63	12.50'	9020.00"	S 52°48' W	17.68
C46	19.63	12.50'	9020.00"	N 37°11' W	17.68
C47	19.63	12.50'	9020.00"	S 52°48' E	17.68
C48	19.63	12.50'	9020.00"	N 37°11' W	17.68
C49	19.63	12.50'	9020.00"	S 52°48' W	17.68
C50	19.63	12.50'	9020.00"	N 37°11' W	17.68

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	19.72	12.50'	9022.20"	N 52°33' E	17.74
C52	19.63	12.50'	9020.00"	N 37°11' W	17.68
C53	19.63	12.50'	9020.00"	N 52°48' E	17.68
C54	19.63	12.50'	9020.00"	N 37°11' W	17.68
C55	19.63	12.50'	9020.00"	S 52°48' W	17.68
C56	19.63	12.50'	9020.00"	N 37°11' W	17.68
C57	19.63	12.50'	9020.00"	S 52°48' E	17.68
C58	19.63	12.50'	9020.00"	N 37°11' W	17.68
C59	19.63	12.50'	9020.00"	S 52°48' W	17.68
C60	19.63	12.50'	9020.00"	N 37°11' W	17.68
C61	19.63	12.50'	9020.00"	S 52°48' E	17.68
C62	19.63	12.50'	9020.00"	N 37°11' W	17.68
C63	19.63	12.50'	9020.00"	S 52°48' W	17.68
C64	19.63	12.50'	9020.00"	N 37°11' W	17.68
C65	19.63	12.50'	9020.00"	S 52°48' E	17.68
C66	19.63	12.50'	9020.00"	N 37°11' W	17.68
C67	19.63	12.50'	9020.00"	S 52°48' W	17.68
C68	19.63	12.50'	9020.00"	N 37°11' W	17.68
C69	19.63	12.50'	9020.00"	S 52°48' E	17.68
C70	19.63	12.50'	9020.00"	N 37°11' W	17.68
C71	19.63	12.50'	9020.00"	S 52°48' W	17.68
C72	19.63	12.50'	9020.00"	N 37°11' W	17.68
C73	19.63	12.50'	9020.00"	S 52°48' E	17.68
C74	19.63	12.50'	9020.00"	N 37°11' W	17.68
C75	19.63	12.50'	9020.00"	S 52°48' W	17.68
C76	19.63	12.50'	9020.00"	N 37°11' W	17.68
C77	19.63	12.50'	9020.00"	S 52°48' E	17.68
C78	19.63	12.50'	9020.00"	N 37°11' W	17.68
C79	19.63	12.50'	9020.00"	S 52°48' W	17.68
C80	19.63	12.50'	9020.00"	N 37°11' W	17.68
C81	19.63	12.50'	9020.00"	S 52°48' E	17.68
C82	19.63	12.50'	9020.00"	N 37°11' W	17.68
C83	19.63	12.50'	9020.00"	S 52°48' W	17.68
C84	19.63	12.50'	9020.00"	N 37°11' W	17.68
C85	19.63	12.50'	9020.00"	S 52°48' E	17.68
C86	19.63	12.50'	9020.00"	N 37°11' W	17.68
C87	19.63	12.50'	9020.00"	S 52°48' W	17.68
C88	19.63	12.50'	9020.00"	N 37°11' W	17.68
C89	19.63	12.50'	9020.00"	S 52°48' E	17.68
C90	19.63	12.50'	9020.00"	N 37°11' W	17.68
C91	19.63	12.50'	9020.00"	S 52°48' W	17.68
C92	19.63	12.50'	9020.00"	N 37°11' W	17.68
C93	19.63	12.50'	9020.00"	S 52°48' E	17.68
C94	19.63	12.50'	9020.00"	N 37°11' W	17.68
C95	19.63	12.50'	9020.00"	S 52°48' W	17.68
C96	19.63	12.50'	9020.00"	N 37°11' W	17.68
C97	19.63	12.50'	9020.00"	S 52°48' E	17.68
C98	19.63	12.50'	9020.00"	N 37°11' W	17.68
C99	19.63	12.50'	9020.00"	S 52°48' W	17.68
C100	19.63	12.50'	9020.00"	N 37°11' W	17.68

STREET NAMES

STREET	R.O.W. WIDTH	CENTRILINE LENGTH
CECIL FORK ROAD	VARIES	3,335 FEET
HERITAGE MILL BLVD.	55 FEET	875 FEET
SETH COVE	55 FEET	448 FEET
WILLOW HEIGHTS DR.	55 FEET	227 FEET
STONEBROOK DRIVE	55 FEET	2,506 FEET
FOXHAVEN ROAD	55 FEET	555 FEET
BRIDGEVIEW DRIVE	55 FEET	660 FEET
SUNVIEW DRIVE	55 FEET	667 FEET
TOTAL LINEAR FEET		9,294 FEET

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	168	22.984 ACRES
RIGHT-OF-WAY	-	12.485 ACRES
DRAINAGE/OPEN SPACE LOT	3	22.168 ACRES
TOTAL	170	57.057 ACRES

R - RESIDENTIAL

O.S. - OPEN SPACE

O.S.D. - OPEN SPACE/DRAINAGE

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 82°33' W	55.00'
L2	S 07°25' E	104.55'
L3	N 82°11' W	69.00'
L4	N 07°48' E	55.00'
L5	N 82°11' W	55.00'
L6	N 82°11' W	55.00'
L7	N 82°11' W	55.00'
L8	N 82°11' W	55.00'
L9	N 82°11' W	55.00'
L10	N 82°11' W	55.00'
L11	N 82°11' W	55.00'
L12	N 82°11' W	55.00'
L13	N 82°11' W	55.00'
L14	N 82°11' W	55.00'
L15	N 82°11' W	55.00'
L16	N 82°11' W	55.00'
L17	N 82°11' W	55.00'
L18	N 82°11' W	55.00'
L19	N 82°11' W	55.00'
L20	N 82°11' W	55.00'

LOT AREA TABLE

LOT BLOCK	SO. FT.	TYPE
1	6,716	R
2	5,310	R
3	5,310	R
4	5,310	R
5	5,310	R
6	5,310	R
7	5,310	R
8	5,310	R
9	5,310	R
10	5,310	R
11	5,310	R
12	5,310	R
13	5,310	R
14	5,310	R
15	5,310	R
16	5,310	R
17	5,310	R
18	5,310	R
19	5,310	R
20	5,310	R
21	5,310	R
22	5,310	R
23	5,310	R
24	5,310	R
25	5,310	R

LOT AREA TABLE

LOT BLOCK	SO. FT.	TYPE
1	6,716	R
2	5,310	R
3	5,310	R
4	5,310	R
5	5,310	R
6	5,310	R
7	5,310	R
8	5,310	R
9	5,310	R
10	5,310	R
11	5,310	R
12	5,310	R
13	5,310	R
14	5,310	R
15	5,310	R
16	5,310	R
17	5,310	R
18	5,310	R
19	5,310	R
20	5,310	R
21	5,310	R
22	5,310	R
23	5,310	R
24	5,310	R
25	5,310	R

LOT AREA TABLE

LOT BLOCK	SO. FT.	TYPE
1	6,716	R
2	5,310	R
3	5,310	R
4	5,310	R
5	5,310	R
6	5,310	R
7	5,310	R
8	5,310	R
9	5,310	R
10	5,310	R
11	5,310	R
12	5,310	R
13	5,310	R
14	5,310	R
15	5,310	R
16	5,310	R
17	5,310	R
18	5,310	R
19	5,310	R
20	5,310	R
21	5,310	R
22	5,310	R
23	5,310	R
24	5,310	R
25	5,310	R

LOT AREA TABLE

LOT BLOCK	SO. FT.	TYPE
1	6,716	R
2	5,310	R
3	5,310	R
4	5,310	R
5	5,310	R
6	5,310	R
7	5,310	R
8	5,310	R
9	5,310	R
10	5,310	R
11	5,310	R
12	5,310	R
13	5,310	R
14	5,310	R
15	5,310	R
16	5,310	R
17	5,310	R
18	5,310	R
19	5,310	R
20	5,310	R
21	5,310	R
22	5,310	R
23	5,310	R
24	5,310	R
25	5,310	R

LOT AREA TABLE

LOT BLOCK	SO. FT.	TYPE
1	6,716	R
2	5,310	R
3	5,310	R
4	5,310	R
5	5,310	R
6	5,310	R
7	5,310	R
8	5,310	R
9	5,310	R
10	5,310	R
11	5,310	R
12	5,310	R
13	5,310	R
14	5,310	R
15	5,310	R
16	5,310	R
17	5,310	R
18	5,310	R
19	5,310	R
20	5,310	R
21	5,310	R
22	5,310	R
23	5,310	R
24	5,310	R
25	5,310	R

LOT AREA TABLE

LOT AREA TABLE		
LOT	BLOCK	SO. FT.
1	7	7,016 R
2	1	5,975 R
3	1	5,975 R
4	1	5,975 R
5	1	5,975 R
6	1	4,075 R
7	6	7,358 R
8	1	7,270 R
9	1	5,975 R
10	1	5,975 R
11	1	5,975 R
12	1	6,241 R

LOT AREA TABLE		
LOT	BLOCK	SO. FT.
1	7	6,688 R
2	1	5,938 R
3	1	5,975 R
4	1	5,937 R
5	1	5,975 R
6	1	5,975 R
7	1	5,975 R
8	1	5,975 R
9	1	5,975 R
10	1	5,937 R
11	1	5,938 R
12	1	5,938 R
13	1	5,938 R
14	1	6,354 R

MEETS & BOUNDS DESCRIPTION

FIELD NOTES FOR A 57,057 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 0.946 OF ONE ACRE TRACT, A PORTION OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER 9814917, A CALLED 0.8975 OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER 9854812, A CALLED 24.00 ACRE TRACT OF LAND AS CONVEYED UNTO JOHN GOLA, JR. IN DOCUMENT NUMBER 200303745 AND CORRECTED IN DOCUMENT NUMBER 200308665, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 110.653 ACRE TRACT OF LAND AS CONVEYED UNTO BIGON WILKINSON COMPANY, INC. IN VOLUME 779, PHASE 744 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 57,057 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south right-of-way line of F.M. 1680 (R.O.W. ~ Varada), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 0.7 of one acre tract and a called 99 acre tract of land (Third Tract) as described in Attachment "C" to Exhibit "A" as conveyed unto Willis Form & Ronch Partnership, L.L.C. in Document Number 200404044 of the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 82°46'22" E, coincident with the common line of said right-of-way, and 0.7 of one acre tract, said 0.8975 of one acre tract, and said 0.946 of one acre tract, a distance of 41.30 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

THENCE, curving to the right, continuing coincident with said common, with a radius of 1,093.88 feet, an arc length of 18.43 feet, a central angle of 0°57'28" E, a chord bearing of S 82°14'05" E, and a chord distance of 18.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the west line of the aforementioned 24.00 acre tract, crossing into the aforementioned 24.00 acre tract, and a called 24.17 acre tract of land as conveyed unto Alex Votie Gola Sr. in Document Number 200303744 of the Official Public Records of Williamson County, Texas, for the end of this curve and a northerly corner of the herein described tract;

THENCE, S 07°47'02" W, departing said common line, coincident with the common line of the herein described tract, and a called 24.17 acre tract, a distance of 17.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the re-entrant corner of the herein described tract;

THENCE, S 82°00'27" E, coincident with the common line of the 24.17 acre tract and said 24.00 acre tract, a distance of 785.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found on the west line of the aforementioned 110.653 acre tract at the common corner of the 24.17 acre tract and the 24.00 acre tract for a re-entrant corner of the herein described tract;

THENCE, in a northerly direction, coincident with the common line of the 24.17 acre tract and said 110.653 acre tract, the following three (3) courses:

1) N 07°39'55" E, a distance of 491.37 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

2) N 07°50'13" E, a distance of 201.76 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

3) N 07°37'18" E, a distance of 473.58 feet to a 1/2-inch iron rod found on the aforementioned south right-of-way of the herein described tract;

THENCE, S 83°30'56" E, coincident with the common line of said right-of-way and the 110.653 acre tract, a distance of 918.01 feet to a 1/2-inch iron rod found at the common corner of the 110.653 acre tract and a called 1,000 acre tract of land (Exhibit "A") as conveyed unto the City of Hutto, Texas, in Document Number 2008034785 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract;

THENCE, departing said common line, coincident with the common line of the 110.653 acre tract, and 1,000 acre tract and a called 155.156 acre tract of land (Exhibit "B") as conveyed unto the City of Hutto, Texas in said Document Number 2008034785, the following three (3) courses:

1) S 08°20'22" W, a distance of 357.53 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

2) S 04°55'18" W, a distance of 245.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

3) S 07°27'42" W, a distance of 1,005.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the easterly southeast corner of the herein described tract, a distance of 1,432.46 feet, a central angle of 1°32'46" W, and a chord distance of 1,432.46 feet;

THENCE, departing said common line, over and across the 110.653 acre tract the following eleven (11) courses:

1) N 82°11'19" W, a distance of 229.08 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

2) Curving to the left, with a radius of 12.50 feet, an arc length of 19.72 feet, a central angle of 90°22'30", a chord

bearing of S 52°37'31" W, and a chord distance of 17.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;

3) N 82°33'39" W, a distance of 55.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

4) S 07°28'31" W, a distance of 104.58 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most southerly southeast corner of the herein described tract;

5) N 82°11'19" W, a distance of 487.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeasterly corner of the herein described tract;

6) N 07°48'41" E, a distance of 105.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

7) N 82°11'19" W, a distance of 69.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

8) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00'00", a chord bearing of N 37°11'19" W, and a chord distance of 17.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

9) N 07°48'41" E, a distance of 55.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

10) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00'00", a chord bearing of N 37°48'41" E, and a chord distance of 17.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

11) N 07°48'41" E, a distance of 640.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

THENCE, continuing over and across said 24.00 acre tract the following nine (9) courses:

1) N 82°11'19" W, a distance of 129.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

2) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00'00", a chord bearing of S 52°46'41" W, and a chord distance of 17.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

3) N 82°11'19" W, a distance of 55.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

4) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00'00", a chord bearing of N 37°11'19" W, and a chord distance of 17.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

5) N 82°11'19" W, a distance of 65.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

6) Curving to the right, with a radius of 334.50 feet, an arc length of 114.47 feet, a central angle of 19°38'24", a chord bearing of N 72°23'07" W, 113.81 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;

7) Curving to the left, with a radius of 12.50 feet, an arc length of 18.19 feet, a central angle of 83°22'50", a chord bearing of S 75°43'40" W, and a chord distance of 18.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

8) N 55°57'45" W, a distance of 55.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

9) Curving to the left, with a radius of 12.50 feet, an arc length of 18.19 feet, a central angle of 83°22'50", a chord bearing of N 07°29'10" W, and a chord distance of 18.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;

THENCE, curving to the right, continuing over and across the 24.00 acre tract, the aforementioned 0.8975 of one acre tract and the aforementioned 0.7 of one acre tract, with a radius of 334.50 feet, an arc length of 291.75 feet, a central angle of 44°24'51" E, a chord bearing of N 25°13'51" W, and a chord distance of 334.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract, and the aforementioned remainder of the 99 acre tract for a point of tangency of the herein described tract;

THENCE, N 07°48'41" E, coincident with said common line, a distance of 1,432.86 feet to the POINT OF BEGINNING and containing 57,057 acres of land, more or less.

FINAL PLAT
GOLA SUBDIVISION
PHASE 1

A SUBDIVISION OF 57,057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF WILLAMSON §

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EXHIBIT “D”

FORM OF USE AND POSSESSION AGREEMENT FOR TRANSPORTATION PURPOSES

EXHIBIT "D"

Form ROW-N-PUA
(12/12)
Replaces Form ROW-N-7
Page 1 of 4

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION/UTILITY PURPOSES

STATE OF TEXAS	§	
	§	Parcel No.: 27 (Part 1)
COUNTY OF WILLIAMSON	§	Project: Southeast Loop (Segment 2)

This Possession and Use Agreement For Transportation/Utility Purposes (the “Agreement”) between **WILLIAMSON COUNTY, TEXAS** (the “County”), and **STARLIGHT HOMES TEXAS L.L.C.** (the “Grantor” whether one or more), grants to the County, its 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 Southeast Loop (Segment 2) 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 “Exhibit “A”) and made a part of this Agreement by reference (the “Property”).

1. For the consideration from 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 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 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 reasonably 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 pursuant to the terms and obligations of that certain Southeast Loop (Segment 2) Right of Way Real Estate Contract between the parties dated _____, 2022 (the “Real Estate Contract”), and otherwise with the warranties and obligations under this Agreement, the County and Grantor agree to allow construction of the Roadway Construction Project within the Property, which is to be dedicated or otherwise conveyed as public road right of way until such time as such recorded conveyance is complete. 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. 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. Grantor 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 liens, claims or encumbrances granted or permitted by Grantor against the Property from and after the Effective Date, unless caused by the County and except as set forth on the Gola Plat, as identified in the Real Estate Contract.
5. Intentionally Deleted.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. The purpose of this Agreement is solely to allow the County to proceed with its Roadway Construction Project without delay and to allow the Grantor and Grantee to continue background preparation and completion of final recording of the proposed Gola Plat, as identified in the Real Estate Contract.
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. Intentionally Deleted.
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: N/A
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: N/A

15. 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, pursuant to the terms of the Real Estate Contract.

[signature pages follow]

GRANTOR:

STARLIGHT HOMES TEXAS L.L.C.

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

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

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 _____
by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and
consideration recited herein.

Notary Public, State of Texas

EXHIBIT “E”

FORM OF DEED

EXHIBIT "E"

Parcel 27P2

DEED

Southeast Loop (Segment 2) Right of Way

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

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

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

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

All of that certain 2.917 acre (127,048 square foot) tract of land, out of and situated in the James Hickman Survey, Section No. 24, Abstract No. 291, in Williamson County; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 27 Part 2**);

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

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

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

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Southeast Loop.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2022.

[signature page follows]

GRANTOR:

STARLIGHT TEXAS HOMES L.L.C.

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF _____

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COUNTY OF _____

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This instrument was acknowledged before me on this the ____ day of _____, 2022 by _____, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of _____

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO: