

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 60.628 acres (Parcel 46), 6.386 acres (Parcel 46 DE) for a drainage easement and 0.466 acres (Parcel 46TCE) needed as a temporary construction easement described by metes and bounds in Exhibits "A-C" owned by **3349 BUSINESS HOLDINGS, LLC** for the purpose of constructing, reconstructing, maintaining, and operating the Southeast Loop Segment 2 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore,

the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A-C" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 46
Tax ID: R442484 & R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 11
September 28, 2022

PROPERTY DESCRIPTION FOR PARCEL 46

DESCRIPTION OF A 60.628 ACRE (2,640,956 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS, AND IN THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, WILLIAMSON COUNTY, TEXAS, AND ALSO IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 202207155 O.P.R.W.C.TX., ALSO A PORTION OF 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 60.628 ACRE (2,640,956 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 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the common line of said 92.278 acre tract and remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

THENCE S 82°11'49" E, with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 480.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,167,248.41, E=3,192,173.47) set 230.00 feet left of Southeast Loop E.C.S 411+06.48 on the proposed north right-of-way line of Southeast Loop, for the most northerly northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 82°11'49" E, departing the proposed north right-of-way line of said Southeast Loop, continuing with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 419.02 feet to a 1/2-inch iron rod with a plastic cap found on the existing west right-of-way line of F.M. 3349, a variable width right-of-way, described to the State of Texas in Volume 669, Page 359, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and as depicted in TXDOT strip map CSJ No. 3486-001-03 dated July 1977, for the southeast corner of said remainder of a called 64.814 acre tract, same being the northeast corner of said 92.278 acre tract and of the parcel described herein;

2) **THENCE** S 07°26'33" W, departing the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, with the existing west right-of-way line of said F.M. 3349, a distance of 782.20 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 429.74 feet right of Southeast Loop E.C.S 405+19.23 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 right;

THENCE departing the existing west right-of-way line of said F.M. 3349, with the proposed south right-of-way line of said Southeast Loop, over and across said 92.278 acre tract, the following five (5) courses and distances numbered 3-7:

- 3) With said curve to the right, an arc distance of 129.81 feet, through a delta 03°29'29", having a radius of 2,130.26 feet, and a chord that bears N 76°08'10" W, a distance of 129.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 305.37 feet right of Southeast Loop E.C.S 404+84.53,

EXHIBIT "A"

County: Williamson
Parcel No.: 46
Tax ID: R442484 & R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 11
September 28, 2022

- 4) S 68°17'38" W, a distance of 119.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 403+94.25, said point being a beginning of a curve to the right,
 - 5) With said curve to the right, an arc distance of 424.29 feet, through a delta 04°23'36", having a radius of 5,533.50 feet, and a chord that bears S 33°50'00" W, a distance of 424.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S 399+87.87,
 - 6) S 38°04'07" W, a distance of 201.17 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 397+95.14, said point being the beginning of a curve to the right, and
 - 7) With said curve to the right, an arc distance of 1,038.80 feet, through a delta 10°45'46", having a radius of 5,530.00 feet, and a chord that bears S 43°29'42" W, a distance of 1,037.27 to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 right of Southeast Loop E.C.S. 387+99.55 on the common line of said 92.278 acre tract and of a remainder of a called 72.25 acre tract of land, described in a deed to Herbert Wayne Raesz and wife, Karen D. Raesz, recorded in Volume 749, Page 932, D.R.W.C.TX.;
- 8) **THENCE** N 82°29'42" W, departing the proposed south right-of-way line of said Southeast Loop, with a common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, a distance of 95.71 feet to a 1/2 inch iron rod on the east line of said 70.731 acre tract, for the northwest corner of said remainder of a called 72.25 acre tract;
- 9) **THENCE** S 07°24'47" W, departing the common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, with the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, a distance of 105.70 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. 386+62.99 on the proposed south right-of-way line of said Southeast Loop, for the beginning of a Control of Access (C.O.A.), same being the southeast corner of said 70.731 acre tract, also being the northeast corner of a called 69.333 acre tract of land, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., said point being the beginning of a curve to the right;
- THENCE** departing the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, with the proposed south right-of-way line of said Southeast Loop, over and across said 70.731 acre tract, the following five (5) courses and distances numbered 10-13:
- 10) With said curve to the right, passing at an arc distance of 423.92 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 382+56.70, for the end of a C.O.A., passing at an arc distance of 1,221.70 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 374+92.10, for the beginning of a C.O.A., passing at an arc distance of 2,160.38 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 365+92.46, for the end of a C.O.A., and continuing for a total arc distance of 2,521.09 feet, through a delta 26°07'15", having a radius of 5,530.00 feet, and a chord that bears S 63°24'47" W, a distance of 2,499.32 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. 362+46.75,

EXHIBIT "A"

County: Williamson
Parcel No.: 46
Tax ID: R442484 & R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 3 of 11
September 28, 2022

- 11) S 76°28'25" W, a distance of 642.88 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. 356+03.87,
- 12) S 07°48'09" W a distance of 32.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 355+92.16, and
- 13) S 76°28'25" W, a distance of 106.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 354+85.34 on the east line of a called 63.6 acre tract of land, described in a deed to Mark S. Krueger, recorded in Volume 2551, Page 599, Official Records of Williamson County, Texas (O.R.W.C.TX.), for the northwest corner of said called 69.333 acre tract, same being the southwest corner of said 70.731 acre tract and the southwest corner of the parcel described herein;

14) **THENCE** N 07°47'00" E, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said 63.6 acre tract and said remainder of a called 70.731 acre tract, a distance of 724.10 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 414.59 feet left of Southeast Loop E.C.S. 357+48.49 on the proposed north right-of-way line of said Southeast Loop, for the most westerly northwest corner of the parcel described herein;

THENCE departing the common line of said 63.6 acre tract and said remainder of a called 70.731 acre tract, with the north proposed right-of-way line of said Southeast Loop, over and across said 70.731 acre tract, the following four (4) courses and distances numbered 15-18:

- 15) S 82°11'51" E, distance of 97.74 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 379.04 feet left of Southeast Loop E.C.S. 358+39.54,
- 16) S 07°48'09" W, a distance of 160.00 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. 357+81.34,
- 17) N 76°28'25" E, a distance of 465.41 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 362+46.75, said point being the beginning of a curve to the left, and

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

R.S. NEIGHBORS
SURVEY NO. 27, ABSTRACT NO. 483

3349 BUSINESS HOLDINGS, LLC
TRACT 1
CALLED 70.731 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O. P. R. W. C. TX.

CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

MORRIS WAYNE KRUEGER
AND MICHAEL RAY KRUEGER
CALLED 150.69 AC.
VOL. 1066, PG. 457
O. R. W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

LINE TABLE

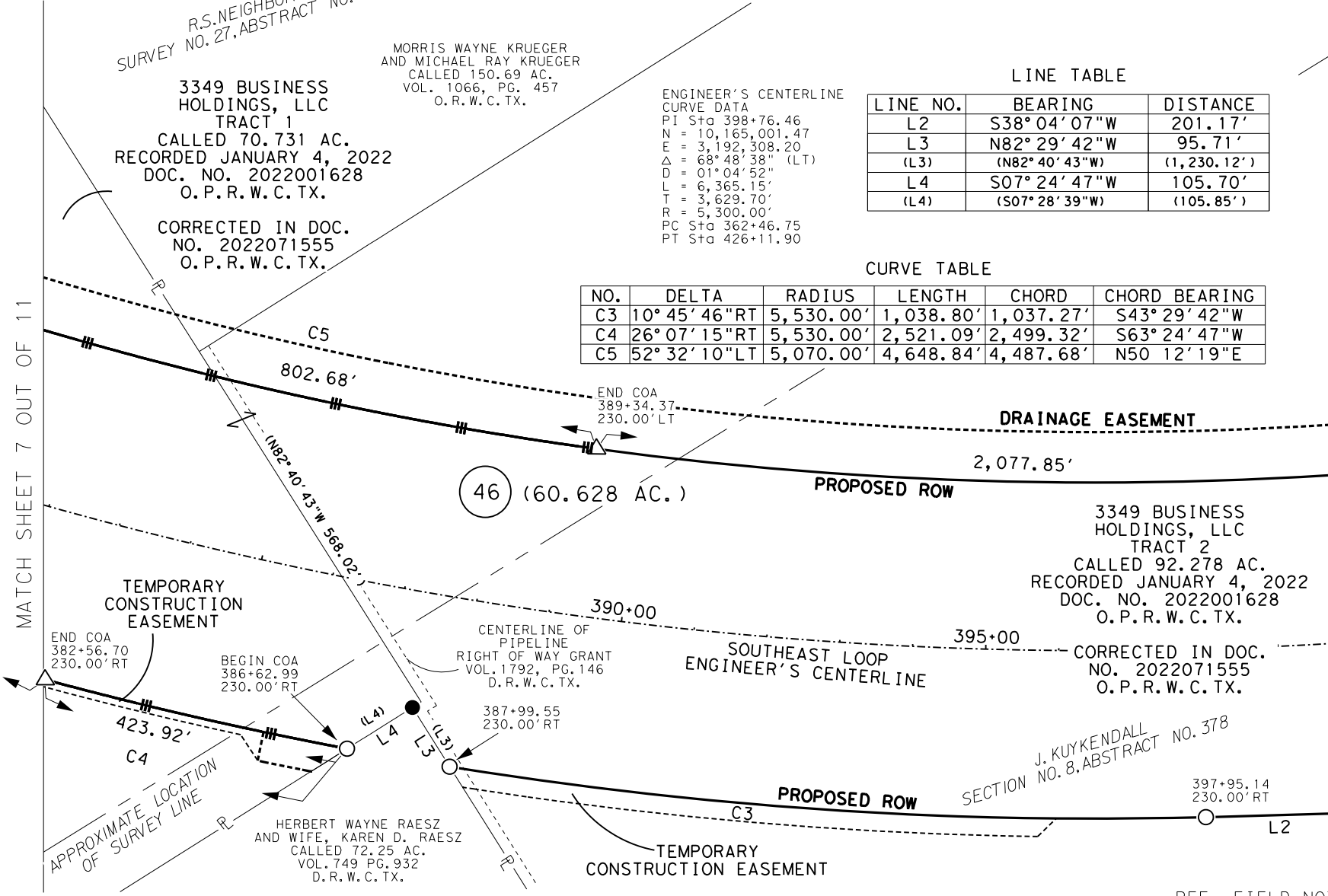
LINE NO.	BEARING	DISTANCE
L2	S38° 04' 07" W	201.17'
L3	N82° 29' 42" W	95.71'
(L3)	(N82° 40' 43" W)	(1,230.12')
L4	S07° 24' 47" W	105.70'
(L4)	(S07° 28' 39" W)	(105.85')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	10° 45' 46" RT	5,530.00'	1,038.80'	1,037.27'	S43° 29' 42" W
C4	26° 07' 15" RT	5,530.00'	2,521.09'	2,499.32'	S63° 24' 47" W
C5	52° 32' 10" LT	5,070.00'	4,648.84'	4,487.68'	N50° 12' 19" E

MATCH SHEET 7 OUT OF 11

MATCH SHEET 5 OUT OF 11



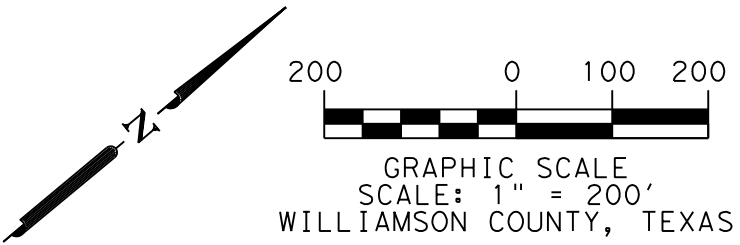
3349 BUSINESS HOLDINGS, LLC
TRACT 2
CALLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O. P. R. W. C. TX.
CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

HERBERT WAYNE RAESZ
AND WIFE, KAREN D. RAESZ
CALLED 72.25 AC.
VOL. 749 PG. 932
D. R. W. C. TX.

J. KUYKENDALL
SECTION NO. 8, ABSTRACT NO. 378

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_2.dgn

EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC. LEFT
				REMAINING	20.516 AC. RIGHT



SAMTM
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
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

EXHIBIT "A"

MATCH SHEET 8 OUT OF 11

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

END COA
371+35.13
230.00' LT

END COA
365+92.46
230.00' RT

30' WIDE PERMANENT EASEMENT
DOC. NO. 2015079039
O.P.R.W.C. TX.

50' WIDE PERMANENT EASEMENT
DOC. NO. 2017022662
O.P.R.W.C. TX.

CHASE GERLACK
SURVEY NO. 26, ABSTRACT NO. 260

APPROXIMATE LOCATION OF SURVEY LINE

TEMPORARY
CONSTRUCTION
EASEMENT

46 (60.628 AC.)

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

3349 BUSINESS
HOLDINGS, LLC
TRACT 1
CALLED 70.731 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O.P.R.W.C. TX.

BEGIN COA
380+95.28
230.00' LT

CORRECTED IN DOC.
NO. 2022071555
O.P.R.W.C. TX.

BEGIN COA
374+92.10
230.00' RT

HWY 3349
HOLDINGS, LLC
CALLED 69.333 AC.
DOC. NO. 2022040581
O.P.R.W.C. TX.

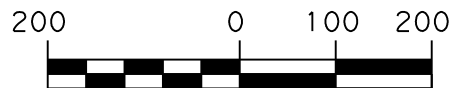
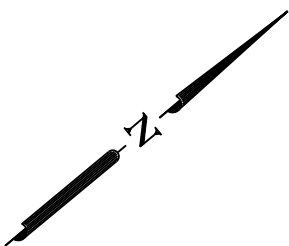
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	26° 07' 15" RT	5,530.00'	2,521.09'	2,499.32'	S63° 24' 47" W
C5	52° 32' 10" LT	5,070.00'	4648.84'	4,487.68'	N50° 12' 19" E

R.S. NEIGHBORS
SURVEY NO. 27, ABSTRACT NO. 483

TEMPORARY
CONSTRUCTION
EASEMENT

MATCH SHEET 6 OUT OF 11



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

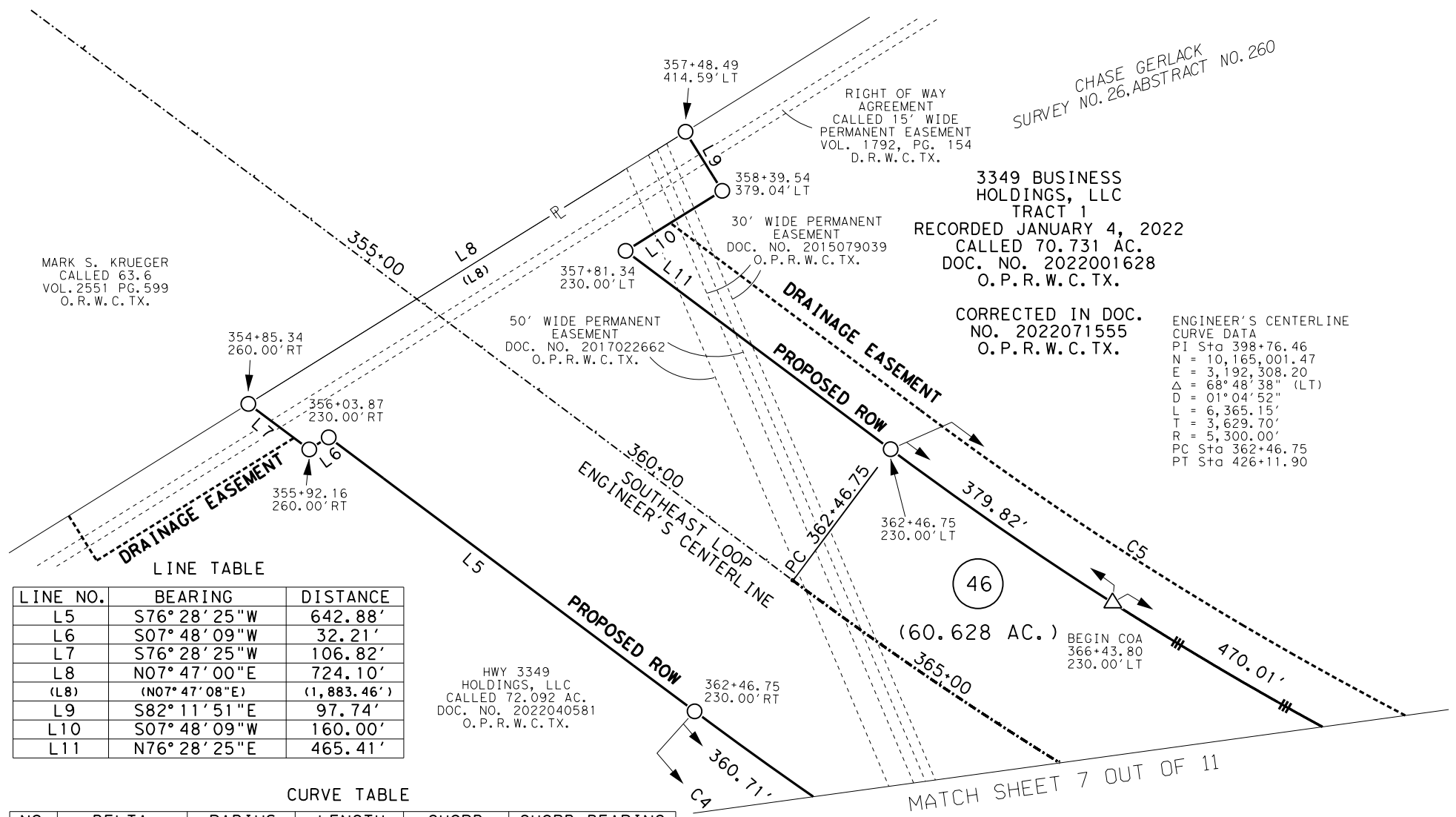
EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC. LEFT
				REMAINING	20.516 AC. RIGHT



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
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

EXHIBIT "A"



MARK S. KRUEGER
CALLED 63.6
VOL. 2551 PG. 599
O. P. R. W. C. TX.

CHASE GERLACK
SURVEY NO. 26, ABSTRACT NO. 260

3349 BUSINESS HOLDINGS, LLC
TRACT 1
RECORDED JANUARY 4, 2022
CALLED 70.731 AC.
DOC. NO. 2022001628
O. P. R. W. C. TX.

CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

LINE TABLE

LINE NO.	BEARING	DISTANCE
L5	S76° 28' 25" W	642.88'
L6	S07° 48' 09" W	32.21'
L7	S76° 28' 25" W	106.82'
L8	N07° 47' 00" E	724.10'
(L8)	(N07° 47' 08" E)	(1,883.46')
L9	S82° 11' 51" E	97.74'
L10	S07° 48' 09" W	160.00'
L11	N76° 28' 25" E	465.41'

CURVE TABLE

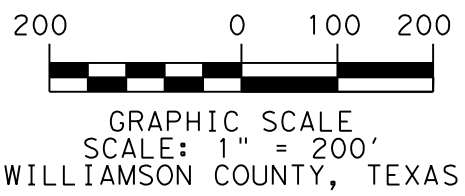
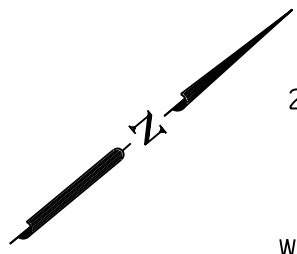
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	26° 07' 15" RT	5,530.00'	2,521.09'	2,499.32'	S63° 24' 47" W
C5	52° 32' 10" LT	5,070.00'	4,648.84'	4,487.68'	N50° 12' 19" E

HWY 3349
HOLDINGS, LLC
CALLED 72.092 AC.
DOC. NO. 2022040581
O. P. R. W. C. TX.

(46)
(60.628 AC.)
BEGIN COA
366+43.80
230.00' LT

MATCH SHEET 7 OUT OF 11

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_4.dgn



EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC. LEFT
				REMAINING	20.516 AC. RIGHT



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
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 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. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, 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 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

22. 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. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTED AS SHOWN)

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_2.dgn

EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC. LEFT
				REMAINING	20.516 AC. RIGHT



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
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (AFFECTS AS SHOWN)

27. 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.

28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

29. 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.)

30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

32. 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)

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_2.dgn

EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC. LEFT
				REMAINING	20.516 AC. RIGHT



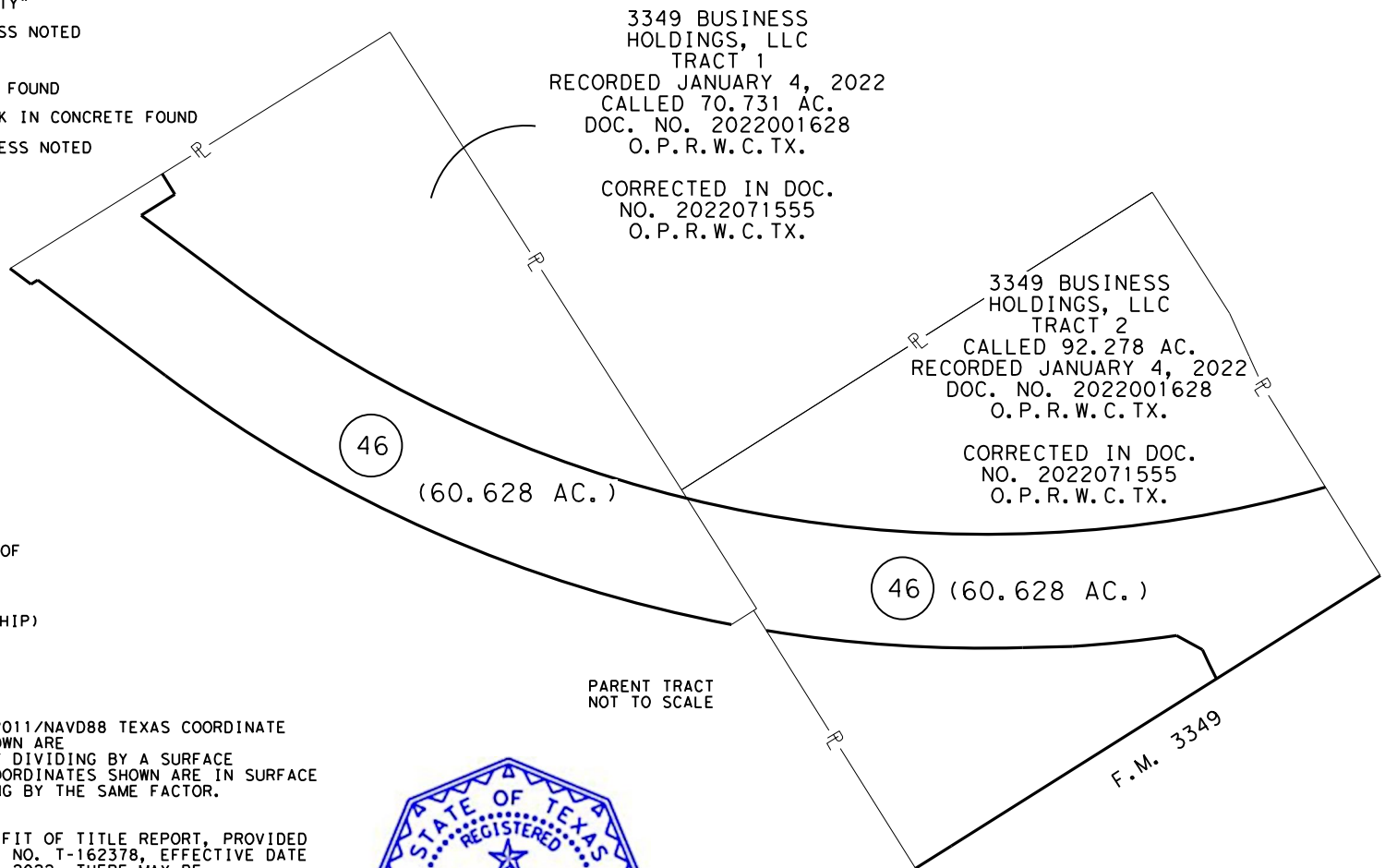
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

LEGEND

EXHIBIT "A"

- 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
- ℓ 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-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 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, MIRMIRAN & 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.

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_2.dgn
 REF. FIELD NOTE NO. 49046
 PAGE 11 OF 11

EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC. LEFT
				REMAINING	20.516 AC. RIGHT

Scott C. Brashear

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

9/28/2022

 DATE



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
 3349 BUSINESS HOLDINGS, LLC
 TAX ID: R442484, R624084, & R447759
 PARCEL 46
 60.628 AC. (2,640,956 SQ. FT.)

EXHIBIT "B"

County: Williamson
Parcel No.: DE-46
Tax ID: R442484, R357756, & R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 10
September 29, 2022

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 46

DESCRIPTION OF A 6.386 ACRE (278,174 SQ. FT.) EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, AND IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., ALSO A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 6.386 ACRE (278,174 SQ. FT.) EASEMENT, 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 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the north line of said 92.278 acre tract, same being the south line of the remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

THENCE S 82°11'49" E, with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 480.93 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. 411+06.48 on the proposed north right-of-way line of Southeast Loop, said point being the beginning of a curve to the right;

THENCE departing the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, with the proposed north right-of-way line of said Southeast Loop, and said curve to the right, over and across said 92.278 acre tract, an arc distance of 1,019.94 feet, through a delta 11°31'35", having a radius of 5,070.00 feet, and a chord that bears S 29°42'01" W, a distance of 1,018.22 feet to a calculated point (Surface Coordinates: N=10,166,363.95, E=3,191,668.98) 230.00 feet left of Southeast Loop E.C.S. 400+40.27, for the southeast corner and the **POINT OF BEGINNING** of the easement described herein, said point being the beginning of a curve to the right;

THENCE, continuing with the proposed north right-of-way line of said Southeast Loop, over and across said 92.278 acre tract and said 70.731 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) With said curve to the right, passing at an arc distance of 1,057.91 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 389+34.37, for the beginning of a Control of Access (C.O.A.), passing at an arc distance of 1,860.59 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 380+95.28, for the end of a C.O.A., passing at an arc distance of 2,779.07 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 371+35.13, for the beginning of a C.O.A., passing at an arc distance of 3,249.08 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 366+43.80 and continuing for a total arc distance of 3,628.90 feet, through a delta 41°00'36", having a radius of 5,070.00 feet, and a chord that bears S 55°58'07" W, a distance of 3,551.93 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. 362+46.75,

EXHIBIT "A"

County: Williamson
Parcel No.: DE-46
Tax ID: R442484, R357756, & R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 10
September 29, 2022

- 2) S 76°28'25" W, a distance of 465.41 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. 357+81.34, for the southwest corner of the easement described herein, and
- 3) N 07°48'09" E, a distance of 74.07 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 358+08.28, for the northwest corner of the easement described herein;

THENCE departing the proposed north right-of-way line of said Southeast Loop, over and across said remainder of a called 70.731 acre tract, the following two (2) courses and distances numbered 4-5:

- 4) N 76°28'25" E, a distance of 438.47 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 362+46.75, said point being the beginning of a curve to the left, and
- 5) With said curve to the left, an arc distance of 1,939.02 feet, through a delta 22°12'54", having a radius of 5,001.00 feet, and a chord that bears N 65°21'57" E, a distance of 1,926.90 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 383+01.70 on the common line of said 70.731 acre tract and a called 150.69 acre tract of land described in a deed to Morris Wayne Krueger and Michael Ray Krueger, recorded in Volume 1066, Page 457, Official Records Williamson County, Texas (O.R.W.C.TX.);

6) **THENCE** S 82°48'29" E, with the common line of said 150.69 acre tract and said 70.731 acre tract, a distance of 60.20 feet to a calculated point 257.81 feet left of Southeast Loop E.C.S. 383+48.03, for the southeast corner of said 150.69 acre tract, same being the southwest corner of said 92.278 acre tract;

7) **THENCE** N 07° 22'38" E, departing the common line of said called 150.69 acre tract and said 70.731 acre tract, with the common line of said 150.69 acre tract and said 92.278 acre tract, a distance of 57.12 feet to a calculated point 299.16 feet left of Southeast Loop E.C.S. 383+89.51, said point being the beginning of a curve to the left;

THENCE departing the common line of said 150.69 acre tract of land and said 92.278 acre tract, over and across said 92.278 acre tract, the following two (2) courses and distances numbered 8-9;

- 8) With said curve to the left, an arc distance of 1,557.37 feet, through a delta of 17°50'33", having a radius of 5,001.00 feet, and a chord that bears N 44°23'05" E, a distance of 1,551.09 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 400+40.27, for the northeast corner of the easement described herein, and

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

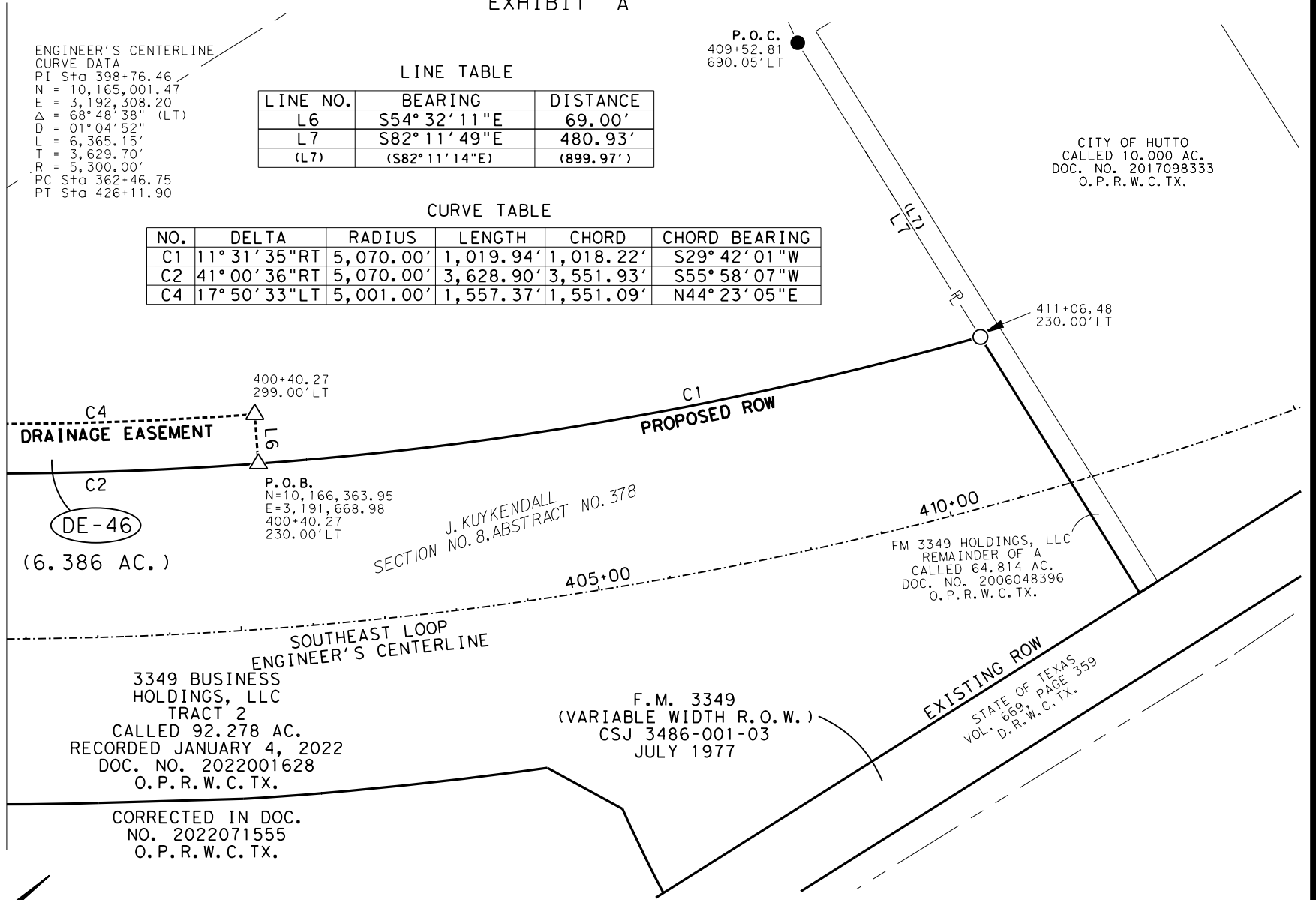
LINE NO.	BEARING	DISTANCE
L6	S54° 32' 11" E	69.00'
L7	S82° 11' 49" E	480.93'
(L7)	(S82° 11' 14" E)	(899.97')

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11° 31' 35" RT	5,070.00'	1,019.94'	1,018.22'	S29° 42' 01" W
C2	41° 00' 36" RT	5,070.00'	3,628.90'	3,551.93'	S55° 58' 07" W
C4	17° 50' 33" LT	5,001.00'	1,557.37'	1,551.09'	N44° 23' 05" E

P. O. C.
409+52.81
690.05' LT

CITY OF HUTTO
CALLED 10.000 AC.
DOC. NO. 2017098333
O. P. R. W. C. TX.

MATCH SHEET 5 OUT OF 10



C4
DRAINAGE EASEMENT
C2
DE-46
(6.386 AC.)

400+40.27
299.00' LT

P. O. B.
N=10,166,363.95
E=3,191,668.98
400+40.27
230.00' LT

J. KUYKENDALL
SECTION NO. 8, ABSTRACT NO. 378

410+00
FM 3349 HOLDINGS, LLC
REMAINDER OF "A"
CALLED 64.814 AC.
DOC. NO. 2006048396
O. P. R. W. C. TX.

SOUTHEAST LOOP
ENGINEER'S CENTERLINE
3349 BUSINESS
HOLDINGS, LLC
TRACT 2
CALLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O. P. R. W. C. TX.

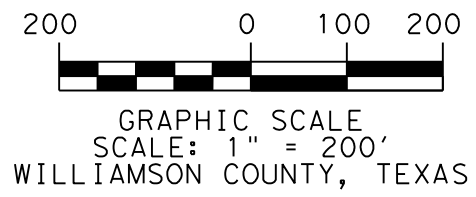
F. M. 3349
(VARIABLE WIDTH R. O. W.)
CSJ 3486-001-03
JULY 1977

EXISTING ROW
STATE OF TEXAS
VOL. 669, PAGE 359
D. R. W. C. TX.

CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_1.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
----------	-------------	---------	-----------	-----------	-------------



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

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
DE-46
6.386 AC. (278,174 SQ. FT.)

EXHIBIT "A"

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

R.S. NEIGHBORS
SURVEY NO. 27, ABSTRACT NO. 483

MORRIS WAYNE KRUEGER
AND MICHAEL RAY KRUEGER
CALLED 150.69 AC.
VOL. 1066, PG. 457
O. R. W. C. TX.

LINE TABLE

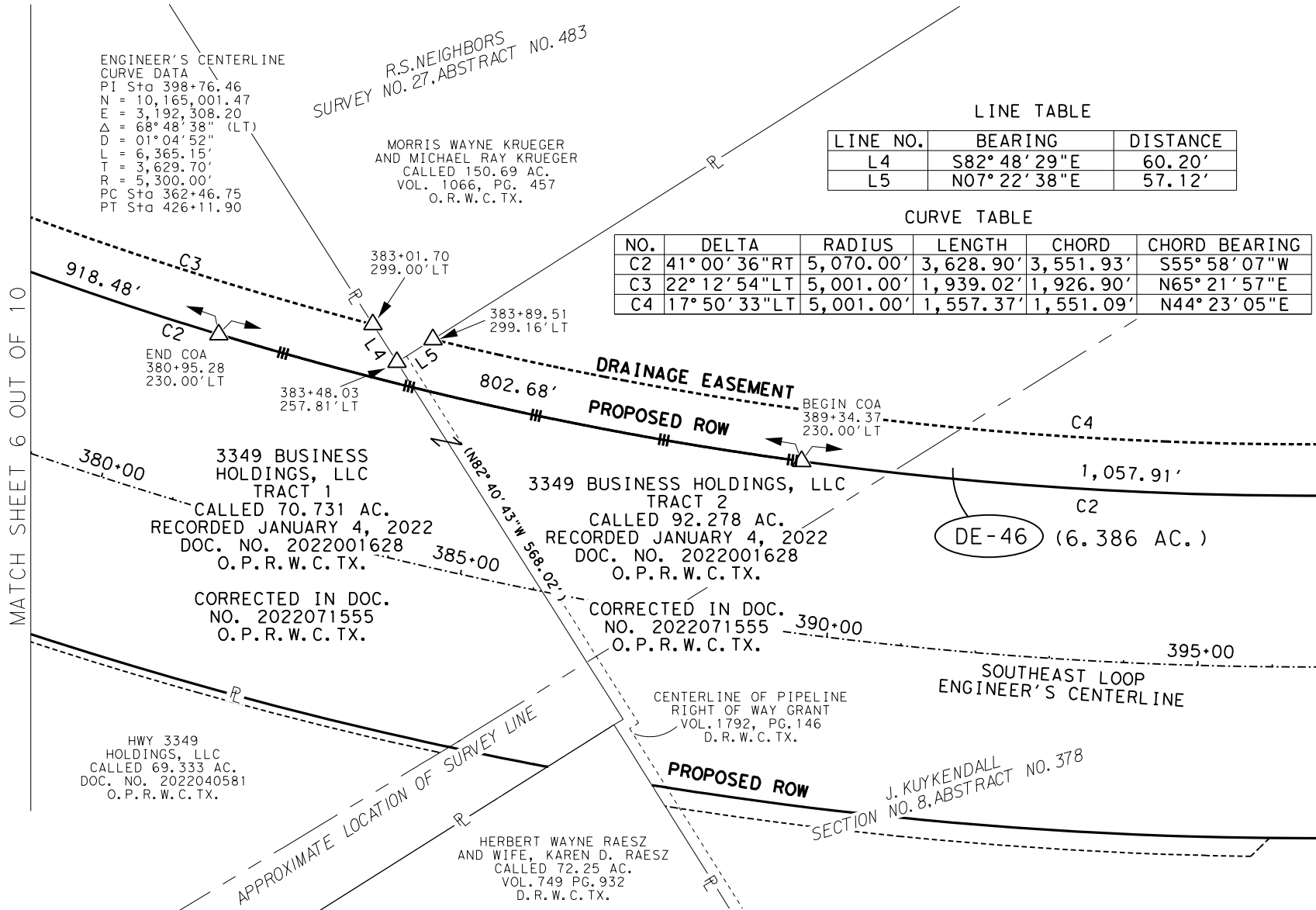
LINE NO.	BEARING	DISTANCE
L4	S82° 48' 29"E	60.20'
L5	N07° 22' 38"E	57.12'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41° 00' 36" RT	5,070.00'	3,628.90'	3,551.93'	S55° 58' 07" W
C3	22° 12' 54" LT	5,001.00'	1,939.02'	1,926.90'	N65° 21' 57" E
C4	17° 50' 33" LT	5,001.00'	1,557.37'	1,551.09'	N44° 23' 05" E

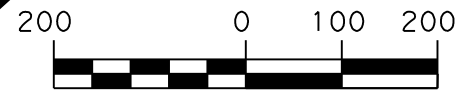
MATCH SHEET 6 OUT OF 10

MATCH SHEET 4 OUT OF 10



FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_2.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
----------	-------------	---------	-----------	-----------	-------------



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS



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

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
6.386 AC. (278,174 SQ. FT.)

EXHIBIT "A"

MATCH SHEET 7 OUT OF 10

3349 BUSINESS HOLDINGS, LLC
TRACT 1
CALLED 70.731 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O. P. R. W. C. TX.

CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

30' WIDE PERMANENT EASEMENT
DOC. NO. 2015079039
O. P. R. W. C. TX.

50' WIDE PERMANENT EASEMENT
DOC. NO. 2017022662
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

CHASE GERLACK SURVEY NO. 26, ABSTRACT NO. 260

APPROXIMATE LOCATION OF SURVEY LINE
R.S. NEIGHBORS SURVEY NO. 27, ABSTRACT NO. 483

HWY 3349 HOLDINGS, LLC
CALLED 69.333 AC.
DOC. NO. 2022040581
O. P. R. W. C. TX.

BEGIN COA
371+35.13
230.00' LT

470.01'

370.00'

DE-46 (6.386 AC.)

375.00'

PROPOSED ROW

PROPOSED ROW

DRAINAGE EASEMENT

918.48'

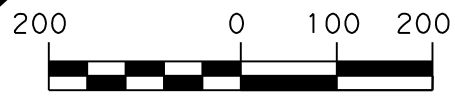
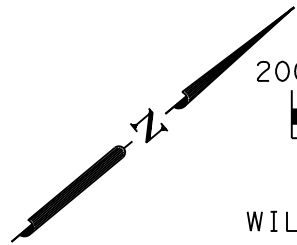
C3

C2

MATCH SHEET 5 OUT OF 10

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41° 00' 36" RT	5,070.00'	3,628.90'	3,551.93'	S55° 58' 07" W
C3	22° 12' 54" LT	5,001.00'	1,939.02'	1,926.90'	N65° 21' 57" E



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.	LEFT
----------	-------------	---------	-----------	-----------	-------------	------



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

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
DE-46
6.386 AC. (278,174 SQ. FT.)

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S76° 28' 25" W	465.41'
L2	N07° 48' 09" E	74.07'
L3	N76° 28' 25" E	438.47'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41° 00' 36" RT	5,070.00'	3,628.90'	3,551.93'	S55° 58' 07" W
C3	22° 12' 54" LT	5,001.00'	1,939.02'	1,926.90'	N65° 21' 57" E

RIGHT OF WAY AGREEMENT
CALLED 15' WIDE PERMANENT EASEMENT
VOL. 1792, PG. 154
D.R.W.C. TX.

CHASE GERLACK
SURVEY NO. 26, ABSTRACT NO. 260

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

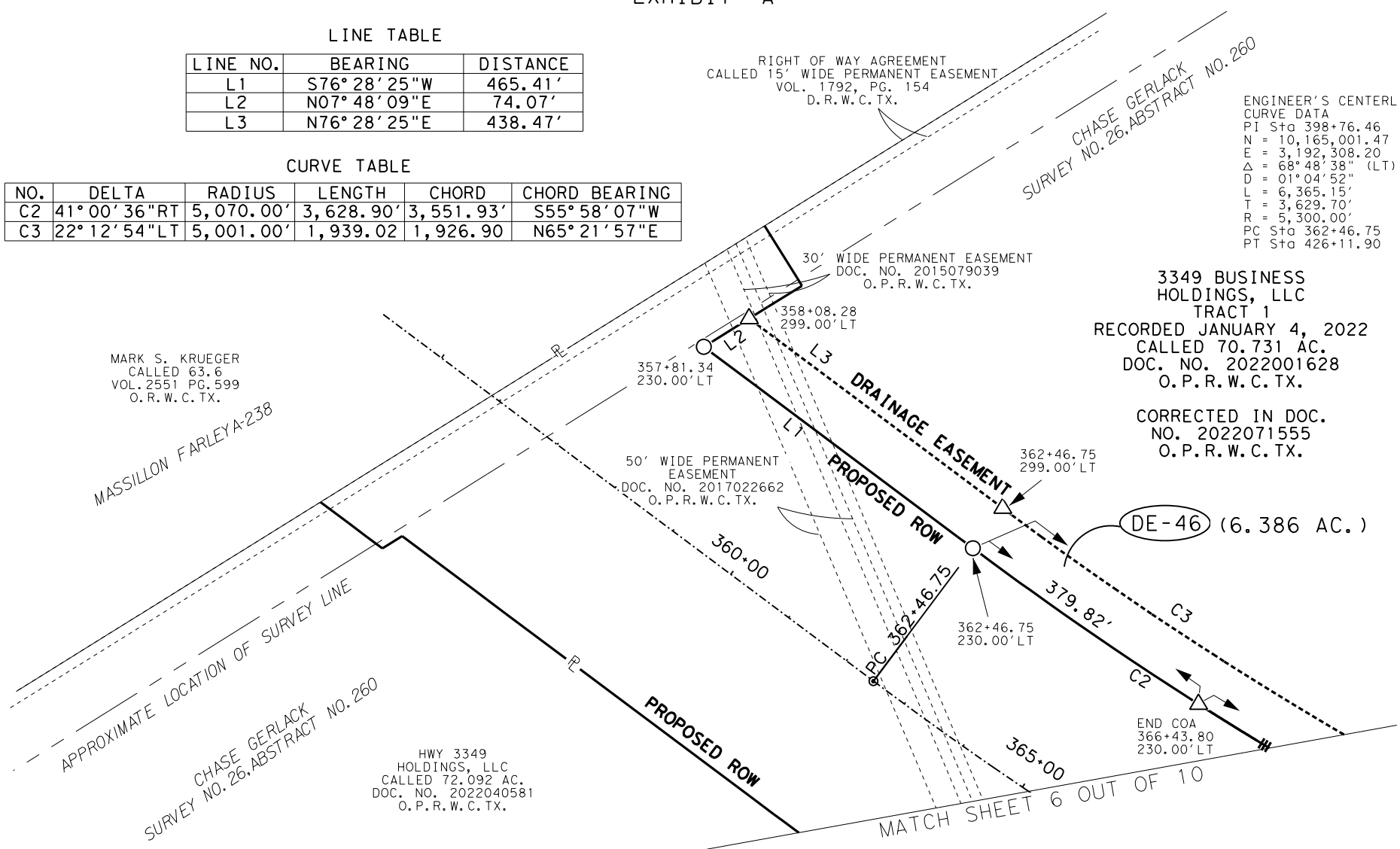
MARK S. KRUEGER
CALLED 63.6
VOL. 2551 PG. 599
O. P. R. W. C. TX.

MASSILLON FARLEY A-238

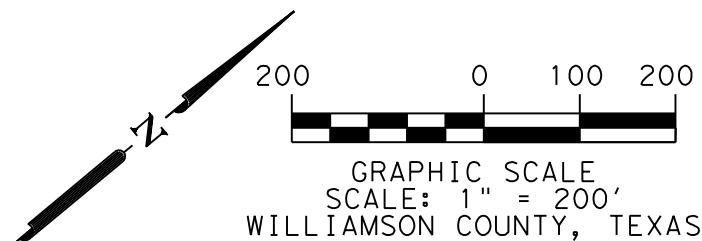
3349 BUSINESS
HOLDINGS, LLC
TRACT 1
RECORDED JANUARY 4, 2022
CALLED 70.731 AC.
DOC. NO. 2022001628
O. P. R. W. C. TX.

CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

DE-46 (6.386 AC.)



HWY 3349
HOLDINGS, LLC
CALLED 72.092 AC.
DOC. NO. 2022040581
O. P. R. W. C. TX.



FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_4.dgn
PAGE 7 OF 10
REF. FIELD NOTE NO. 49083

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		DRAINAGE EASEMENT SKETCH SHOWING PROPERTY OF 3349 BUSINESS HOLDINGS, LLC TAX ID: R442484, R624084, & R447759 DE-46 6.386 AC. (278,174 SQ. FT.)	

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 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. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, 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 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)


21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

22. 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. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
			4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		DRAINAGE EASEMENT SKETCH SHOWING PROPERTY OF 3349 BUSINESS HOLDINGS, LLC TAX ID: R442484, R624084, & R447759 DE-46 6.386 AC. (278,174 SQ. FT.)

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (SUBJECT TO IF APPLICABLE)

27. 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.


28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

29. 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.)

30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

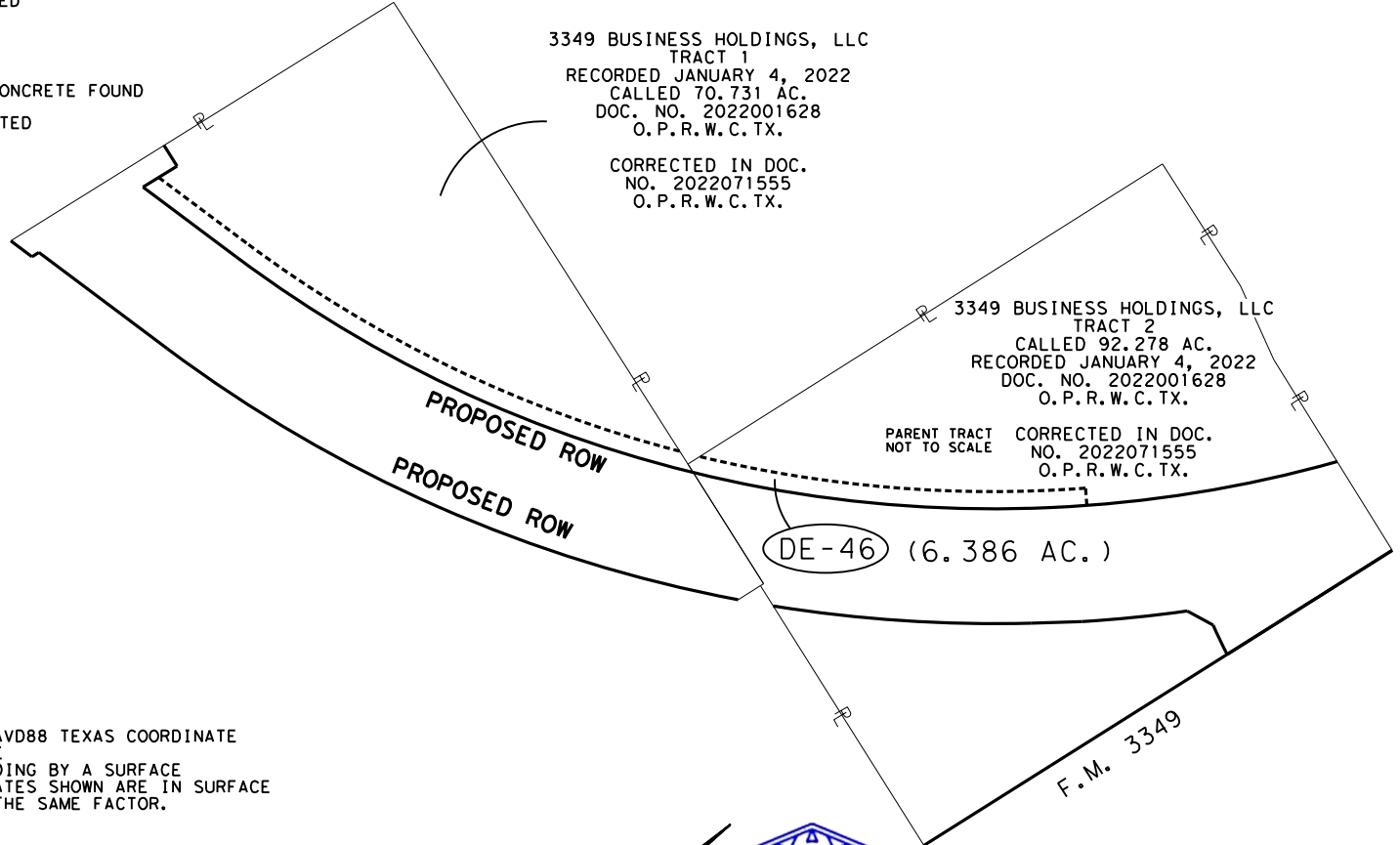
32. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
			4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		
			DRAINAGE EASEMENT SKETCH SHOWING PROPERTY OF 3349 BUSINESS HOLDINGS, LLC TAX ID: R442484, R624084, & R447759 DE-46 6.386 AC. (278,174 SQ. FT.)		

LEGEND

EXHIBIT "A"

- 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
- ℓ 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)



3349 BUSINESS HOLDINGS, LLC
TRACT 1
RECORDED JANUARY 4, 2022
CALLED 70.731 AC.
DOC. NO. 2022001628
O. P. R. W. C. TX.

CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

3349 BUSINESS HOLDINGS, LLC
TRACT 2
CALLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O. P. R. W. C. TX.

PARENT TRACT NOT TO SCALE
CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

DE-46 (6.386 AC.)

F.M. 3349

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-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 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, MIRMIRAN & 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.

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_2.dgn

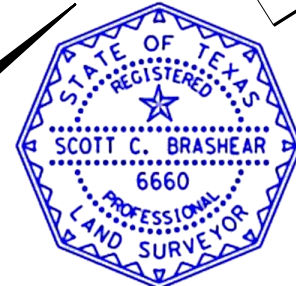
PAGE 10 OF 10
REF. FIELD NOTE NO. 49083

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
----------	-------------	---------	-----------	-----------	-------------

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

9/29/2022
DATE

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



DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
DE-46
6.386 AC. (278,174 SQ. FT.)

EXHIBIT "C"

County: Williamson
Parcel No.: TCE-46
Tax ID: R442484, R357756, R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 7
September 29, 2022

PROPERTY DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT 46

DESCRIPTION OF A 0.466 ACRE (20,309 SQ. FT.) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN A DEED TO 3349 BUSINESS HOLDINGS, LLC, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., SAID 0.466 ACRE (20,309 SQ. FT.) EASEMENT, 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 2,234.34 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 373+16.39 on the east line of a called 69.333 acre tract, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., for the northwest corner of a called 96.742 acre tract of land, described in a deed to HWY 3349 Holdings LLC, recorded in Document No. 2021187894, O.P.R.W.C.TX., same being the southwest corner of a called 56.00 acre tract of land, described in a deed to Solidair Real Estate Investments LLC and Territorial Real Estate Investments LLC, recorded in Document No. 2021191178, O.P.R.W.C.TX. ;

THENCE N 07°24'47" E, with the common line of said of a called 69.333 acre tract and said 56.00 acre tract, a distance of 2,692.81 feet to a 5/8-inch iron rod found on the east line of a called 70.731 acre tract, described as Tract 1 in said deed to 3349 Business Holdings, LLC, recorded in Document No. 2022001628, O.P.R.W.C.TX., for the northwest corner of the remainder of a called 72.25 acre tract of land, described in a deed to Herbert Wayne Raesz and Wife, Karen D. Raesz, recorded in Volume 749, Page 932, Deed Records Williamson County, Texas (D.R.W.C.TX.) and an exterior ell corner of said 92.278 acre tract;

THENCE S 82°29'42" E, with the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, a distance of 95.71 feet to a 5/8-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY" set (Surface Coordinates: N=10,165,139.78, E=3,191,176.54) 230.00 feet right of Southeast Loop E.C.S. 387+99.55 on the proposed south right-of-way line of Southeast Loop, for the northwest corner and the **POINT OF BEGINNING** of the easement described herein, said point being the beginning of a curve to the left;

1) **THENCE**, departing the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said 92.278 acre tract, an arc distance of 834.02 feet, through a delta of 08°38'28", having a radius of 5,530.00 feet, and a chord that bears N 44°33'21" E, a distance of 833.23 feet to a calculated point 230.00 feet right of Southeast Loop E.C.S. 395+98.88, for the northeast corner of the easement described herein;

THENCE, departing the proposed south right-of-way line of said Southeast Loop, over and across said 92.278 acre tract, the following two (2) courses and distances numbered 2-3:

- 2) S 04°35'15" E, a distance of 35.38 feet to a calculated point 255.00 feet right of Southeast Loop E.C.S. 395+74.93, for the southeast corner of the easement described herein, said point being the beginning of a curve to the right, and

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	08° 38' 28" LT	5,530.00'	834.02'	833.23'	N44° 33' 21" E
C2	08° 09' 20" RT	5,555.00'	790.71'	790.04'	S44° 34' 19" W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S82° 29' 42" E	95.71'
(L1)	(N82° 40' 43" W)	(1,230.12')
L2	S04° 35' 15" E	35.38'
L3	N82° 29' 42" W	33.26'

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 398+76.46
N = 10,165,001.47
E = 3,192,308.20
Δ = 68° 48' 38" (LT)
D = 01° 04' 52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

P.O.B.
N=10,165,139.78
E=3,191,176.54
387+99.55
230.00' RT

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

3349 BUSINESS HOLDINGS, LLC
TRACT 2
CALLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O.P.R.W.C.TX.

CORRECTED IN DOC.
NO. 2022071555
O.P.R.W.C.TX.

TEMPORARY
CONSTRUCTION EASEMENT

PROPOSED ROW

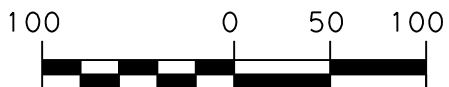
TCE-46
(0.466 AC.)

CENTERLINE OF PIPELINE
RIGHT OF WAY GRANT
VOL. 1792, PG. 146
D.R.W.C.TX.

HERBERT WAYNE RAESZ
AND WIFE, KAREN D. RAESZ
REMAINDER OF A
CALLED 72.25 AC.
VOL. 749, PG. 932
D.R.W.C.TX.

J. KUYKENDALL
SECTION NO. 8, ABSTRACT NO. 378

MATCH LINE SHEET 4 OF 7



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

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
----------	-------------	---------	-----------	-----------	-------------



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

TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
TCE-46
0.466 AC. (20,309 SQ. FT.)

3349 BUSINESS HOLDINGS, LLC
TRACT 1
CALLED 70.731 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O. P. R. W. C. TX.

CORRECTED IN DOC.
NO. 2022071555
O. P. R. W. C. TX.

R.S. NEIGHBORS
SURVEY NO. 27, ABSTRACT NO. 483

HWY 3349
HOLDINGS, LLC
CALLED 69.333 AC.
DOC. NO. 2022040581
O. P. R. W. C. TX.

N07° 24' 47" E
2,692.81'
(N08° 53' 00" E
2,692.73')

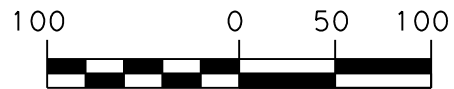
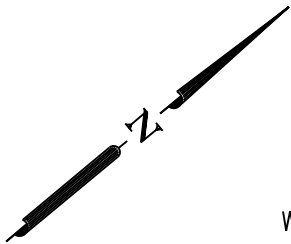
HERBERT WAYNE RAESZ
AND WIFE, KAREN D. RAESZ
REMAINDER OF A
CALLED 72.25 AC.
VOL. 749, PG. 932
D. R. W. C. TX.

P. O. C.
373+16.39
2,234.34' RT

APPROXIMATE LOCATION OF SURVEY LINE

MATCH LINE SHEET 3 OF 7

WM.MULLENA-446



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

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46_2.dgn

PAGE 4 OF 7
REF. FIELD NOTE NO. 49046

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
----------	-------------	---------	-----------	-----------	-------------



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

TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
TCE-46
0.466 AC. (20,309 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 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. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, 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 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)


22. 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. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
			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 3349 BUSINESS HOLDINGS, LLC TAX ID: R442484, R624084, & R447759 PARCEL 46 60.628 AC. (2,640,956 SQ. FT.)

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (DOES NOT AFFECT)

27. 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.

28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)


29. 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.)

30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

32. 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)

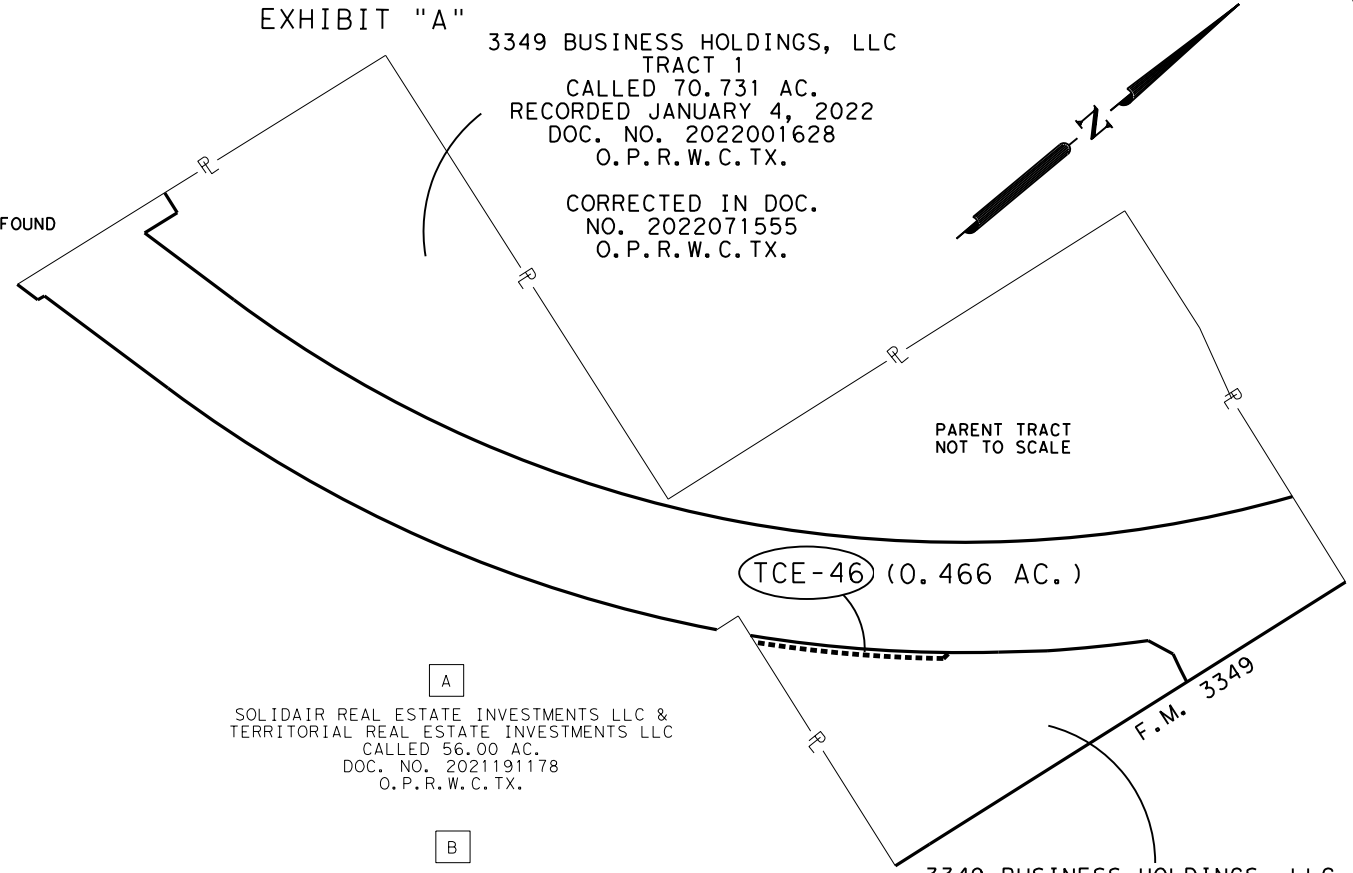
FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
			RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF 3349 BUSINESS HOLDINGS, LLC TAX ID: R442484, R624084, & R447759 PARCEL 46 60.628 AC. (2,640,956 SQ. FT.)		
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300					

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
- ℓ 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)

EXHIBIT "A"



3349 BUSINESS HOLDINGS, LLC
 TRACT 1
 CALLED 70.731 AC.
 RECORDED JANUARY 4, 2022
 DOC. NO. 2022001628
 O.P.R.W.C.TX.
 CORRECTED IN DOC.
 NO. 2022071555
 O.P.R.W.C.TX.

PARENT TRACT
 NOT TO SCALE

TCE-46 (0.466 AC.)

A
 SOLIDAIR REAL ESTATE INVESTMENTS LLC &
 TERRITORIAL REAL ESTATE INVESTMENTS LLC
 CALLED 56.00 AC.
 DOC. NO. 2021191178
 O.P.R.W.C.TX.

B
 HWY 3349 HOLDINGS LLC
 CALLED 96.742 AC.
 DOC. NO. 2021187894
 O.P.R.W.C.TX.

C
 HWY 3349
 HOLDINGS, LLC
 CALLED 69.333 AC.
 DOC. NO. 2022040581
 O.P.R.W.C.TX.

3349 BUSINESS HOLDINGS, LLC
 TRACT 2
 CALLED 92.278 AC.
 RECORDED JANUARY 4, 2022
 DOC. NO. 2022001628
 O.P.R.W.C.TX.

CORRECTED IN DOC.
 NO. 2022071555
 O.P.R.W.C.TX.



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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & 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.

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46.dgn

PAGE 7 OF 7
 REF. FIELD NOTE NO. 49046

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300			TEMPORARY CONSTRUCTION EASEMENT SKETCH SHOWING PROPERTY OF 3349 BUSINESS HOLDINGS, LLC TAX ID: R442484, R624084, & R447759 TCE-46 0.466 AC. (20,309 SQ. FT.)		

Scott C. Brashear

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

9/29/2022

 DATE