

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

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don@scrllaw.com

November 18, 2022

Hwy 3349 Holdings, LLC
13620 FM 620N, Bldg. B, Suite 150
Austin, Texas 78717

Re: Williamson County—Southeast Loop Segment 2
Parcel Nos.: 39DE, 39TCE

Dear Sirs:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of certain drainage and temporary construction easement interests in and across portions of the property owned by Hwy 3349 Holdings, LLC (“Owner”) required as part of Williamson County’s (“County”) proposed Southeast Loop Segment 2 roadway improvements and related appurtenances and utility adjustments (“Project”).

By execution of this letter the parties agree as follows:

1. In return for Owner’s delivery of a fully executed and acknowledged drainage easement (“Easement”) to County, free and clear of any monetary liens and encumbrances, in and across those two certain parcels of land totaling 0.622 acre (27,078 SF), and in the form as set out in Exhibit “A” attached hereto and incorporated herein, County shall pay Owner the sum of \$57,879.00 in good funds.

2. In return for Owner’s delivery of a fully executed and acknowledged grading temporary construction easement (“Easement”) to the County, free and clear of any monetary liens and encumbrances, in and across those two certain parcels of land totaling 0.245 acre (10,687 SF), and in the form as set out in Exhibit “B” attached hereto and incorporated herein, County shall pay Owner the sum of \$8,656.00 in good funds.

3. If requested by County, the Closing and completion of this transaction shall take place at Texas National Title Company (“Title Company”) within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County in completion of this transaction. County shall be responsible for all typical closing fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien consent or subordination required as a condition of the Closing.

4. This Agreement is being made, and the Easements are being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated below and return it to me, and we will have this approved and signed by the County and process this for Closing and payment as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,


Don Childs
Sheets & Crossfield, PLLC

AGREED:

HWY 3349 HOLDINGS, LLC,
a Delaware limited liability company

By: Lennar Homes of Texas Land and Construction, Ltd.,
a Texas limited partnership, its Manager

By: U.S. Home, LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its general partner

By: 
Makenzie Coleman (Nov 22, 2022 17:49 CST)
Charlie Coleman, Vice President

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

EXHIBIT “A” FORM OF DRAINAGE EASEMENT
FOLLOWS

DRAINAGE EASEMENT

Southeast Loop (Segment 2)

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

That **HWY 3349 HOLDINGS, LLC**, a Delaware limited liability company, their successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

All of those certain two tracts of land totaling 0.622 acre (27,078 square feet), more or less, being out of the Massillon Farley Survey, Section No. 25, Abstract No. 238, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 39DE P1-2**).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

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

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

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

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

EXECUTED on this the ____ day of _____, 2022.

[signature page follows]

JOINDER AND CONSENT OF LIENHOLDER TO DRAINAGE EASEMENT

FJL PARTNERS, LP, as the current holder and beneficiary under a Deed of Trust executed by Hwy 3349 Holdings, LLC to Richard Hamala, Esq., Trustee, recorded in Document No. 2022040582 (the "Grantor Security Document") of the Official Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit "A" ("Grantor Liens"), executes this Drainage Easement ("Easement") for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

FJL PARTNERS, LP

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2022, by _____, the _____ of FJL Partners, LP, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

Notary Public in and for the State of Texas

EXHIBIT "A"

County: Williamson
Parcel No.: DE-39
Tax ID: R020843, R020881, & R020563
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 7
September 29, 2022

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 39

PART 1- 0.088 AC. (3,817 SQ. FT.)

DESCRIPTION OF A 0.088 ACRE (3,817 SQ. FT.) EASEMENT LOCATED IN THE WILLIAM MULLEN SURVEY, SECTION NO. 28, ABSTRACT NO. 446, WILLIAMSON COUNTY, TEXAS AND IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 69.333 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HWY 3349 HOLDINGS LLC, RECORDED APRIL 1, 2022 IN DOCUMENT NO. 2022040581, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.088 ACRE (3,817 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+16.26 on the east line of said 69.333 acre tract, 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 & 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 56.00 acre tract and said 69.333 acre tract, a distance of 2,587.10 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 Southeast Loop, same being the west line 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.), said point being the beginning of a curve to the right;

THENCE departing the common line of said 69.333 acre tract and said 72.25 acre tract, over and across said 69.333 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) With said curve to the right, an arc distance of 74.46 feet, through a delta 00°45'57", having a radius of 5,570.00 feet, and a chord that bears S 51°10'34" W, a distance of 74.46 feet to a calculated point 270.00 feet right of Southeast Loop E.C.S 385+51.40, for the southwest corner of the easement described herein, and
- 2) N 38°26'28" W, a distance of 40.00 feet to a calculated point 230.00 feet right of Southeast Loop E.C.S 385+51.40 on the proposed south right-of-way line of Southeast Loop, for the northwest corner of the easement described herein, said point being the beginning of a curve to the left;

3) **THENCE** with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said 69.333 acre tract, an arc distance of 116.43 feet, through a delta 01°12'23", having a radius of 5,530.00 feet, and a chord that bears N 50°57'21" E, a distance of 116.43 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 386+62.99 on the common line of said 69.333 acre tract and said remainder of a called 72.25 acre tract, for the northeast corner of the easement described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: DE-39
Tax ID: R020843, R020881, & R020563
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 7
September 29, 2022

4) **THENCE** S 07°24'47" W, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said 69.333 acre tract and said remainder of a called 72.25 acre tract, a distance of 58.48 feet to the **POINT OF BEGINNING**, and containing 0.088 acres (3,817 sq. ft.) of land, more or less.

PART 2- 0.534 AC. (23,261 SQ. FT.)

DESCRIPTION OF A 0.534 ACRE (23,241 SQ. FT.) EASEMENT LOCATED IN THE MASSILLON FARLEY SURVEY, SECTION NO. 25, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THE REMAINDER OF A 72.092 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HWY 3349 HOLDINGS LLC, RECORDED APRIL 1, 2022 IN DOCUMENT NO. 2022040581 (O.P.R.W.C.TX.); SAID 0.534 ACRE (23,241 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 with a yellow plastic cap stamped "PAPE DAWSON" found 4,466.47 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 338+44.48 on the east line of a called 59.50 acre tract of land, described in a deed to Roy Lessner and Mary Wynette Lessner as Trustees of the Roy Lessner and Mary Wynette Lessner Trust, recorded in Document No. 2018049538, O.P.R.W.C.TX., for the northwest corner of a called 55.847 acre tract of land, described in a deed to Isaac W. Norman, recorded in Volume 2052, Page 828, Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the southwest corner of said 72.092 acre tract;

THENCE N 07°47'00" E, with the common line of said 59.50 acre tract and said 72.092 acre tract, a distance of 4,217.57 feet to a calculated point on the east line of a called 63.6 acre tract of land, described in a deed to Mart S. Krueger, recorded in Volume 2551, Page 599, O.R.W.C.TX. (Surface Coordinates: N=10,163,426.76, E=3,188,059.40) 537.26 feet right of Southeast Loop E.C.S 353+77.19, for the southwest corner and the **POINT OF BEGINNING** of the easement described herein;

1) **THENCE** N 07°47'00" E, with the common line of said 72.092 acre tract and said 63.6 acre tract, a distance of 297.61 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 proposed south right-of-way line of Southeast Loop, for the northwest corner of the easement described herein;

2) **THENCE** N 76°28'25" E, departing the common line of said 72.092 acre tract and said 63.6 acre tract, with the proposed south right-of-way line of said Southeast Loop, over and across said 72.092 acre tract, a distance of 79.98 feet to a calculated point 260.00 feet right of Southeast Loop E.C.S 355+65.32, for the northeast corner of the easement described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: DE-39
Tax ID: R020843, R020881, & R020563
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

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September 29, 2022

THENCE departing the proposed south right-of-way line of said Southeast Loop, over and across said 72.092 acre tract, the following two (2) courses and distances numbered 3-4:

- 3) S 07°48'09" W, a distance of 326.70 feet to a calculated point 564.32 feet right of Southeast Loop E.C.S 354+46.49, for the southeast corner of the easement described herein, and
- 4) N 82°11'51" W, a distance of 74.40 feet to the **POINT OF BEGINNING**, and containing 0.534 acres (23,241 sq. ft.) of land, more or less.

Part 1 0.088 ac.

Part 2 0.534 ac.

Total 0.622 ac.

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



Scott C. Brashear 9/29/2022

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

381+00
383+00
SOUTHEAST LOOP
ENGINEER'S CENTERLINE

3349 BUSINESS HOLDINGS, LLC
TRACT 1
REMAINDER OF A
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-39
1
(0.088 AC.)

3349 BUSINESS HOLDINGS, LLC
TRACT 2
REMAINDER OF A
CALLED 92.278 AC.
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

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N38°26'28"W	40.00'
L2	S07°24'47"W	58.48'

HWY 3349
HOLDINGS, LLC
CALLED 69.333 AC.
DOC. NO. 2022040581
RECORDED APRIL 1, 2022
O.P.R.W.C. TX.

PROPOSED ROW

DRAINAGE EASEMENT

APPROXIMATE LOCATION OF SURVEY LINE

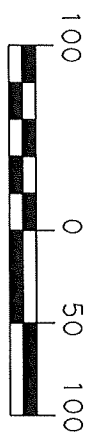
HERBERT WAYNE RAESZ
AND WIFE, KAREN D. RAESZ
REMAINDER OF A
CALLED 72.25 AC.
VOL. 749, PG. 932
D.R.W.C. TX.

SECTION NO. 28, ABSTRACT NO. 446
WILLIAM MULLEN

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	100°45'57"RT	5,570.00'	74.46'	74.46'	S51°10'34"W
C2	01°12'23"LT	5,530.00'	116.43'	116.43'	N50°57'21"E

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



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

SAMI
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
HWY 3349 HOLDINGS, LLC
TAX ID: R020843, R020881, & R020563
DE-39-1
0.088 AC. (3,817 SQ. FT.)

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N07°47'00"E	297.61'
L2	N76°28'25"E	79.98'
L3	S07°48'09"W	326.70'
L4	N82°11'51"W	74.40'
L5	N07°47'00"E	4,217.57'
(L5)	(N07°50'04"E)	(6,328.63')

ENGINEER'S CENTERLINE
CURVE DATA
PI Stg 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 Stg 362+46.75
PT Stg 426+11.90

PROPOSED ROW

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

N76°28'25"E
7,738.10'

PC 362+46.75

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

PIPELINE EASEMENT
VOL. 1792, PG. 154
O.R.W.C. TX.

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

P.O.B.
N=10,163,426.76
E=3,188,059.40
353+77.19
537.26' RT

355+65.32
260.00' RT

DE-39
2
(0.534 AC.)

HWY 3349 HOLDINGS, LLC
CALLED 72.092 AC.
DOC. NO. 2022040581
RECORDED APRIL 1, 2022
O.P.R.W.C. TX.

CHASE GERLACK
SURVEY NO. 26, ABSTRACT NO. 260

APPROXIMATE LOCATION
OF SURVEY LINE

P.O.C.
W/YELLOW PCAP
"PAPE DAWSON"
338+44.48
4,466.47' RT



WILLIAMSON COUNTY, TEXAS

FILE: \\saminet\AUS\PROJECTS\1021061125\100\Survey\03Exhibit\39\PLAT\04\DE-2\DE-39-2.dgn

EXISTING 141.43 AC. ACQUIRE 0.000 AC. REMAINING 141.43 AC. RIGHT

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REF. FIELD NOTE NO. 49086

SAM

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

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
HWY 3349 HOLDINGS, LLC
TAX ID: R020843, R020881, & R020563
DE-39-2
0.534 AC. (23,241 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HERON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1-161546, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

10. THE FOLLOWING MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.): EVIDENCE OF THE MATTERS.
1. 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)
2. 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)
3. 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)
4. 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)
5. 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)
6. 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)
7. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OR TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. 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)
9. 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)
10. 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)
11. 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)

12. 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.

13. 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.

14. SUBJECT TO A STATED INTEREST IN THE OIL, GAS, AND OTHER MINERALS IN, ON, OR UNDER THE SUBJECT PROPERTY, AS CONVEYED IN AN INSTRUMENT OF RECORD IN DOCUMENT NO. 2022040581, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

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).

15. 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 MERCHANT AND EMZT BOEHM, DEFENDANTS OF RECORD IN VOLUME 2501, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013630, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

16. 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 MERCHANT AND EMZT BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013631, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

17. 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)

18. 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)

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

20. 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.)

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

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

FILE: \\saminco\AUS\PROJECTS\1021061125\100\Survey\03\exhibits\39\PLAT\04\DE-1\DE-39-1.dgn

PAGE 6 OF 7
REF. FIELD NOTE NO. 49062

EXISTING	*141.43 AC.	ACQUIRE	0.000 AC.	REMAINING	141.43 AC.	RIGHT
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SAV

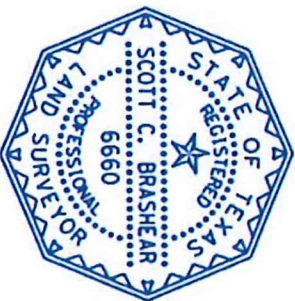
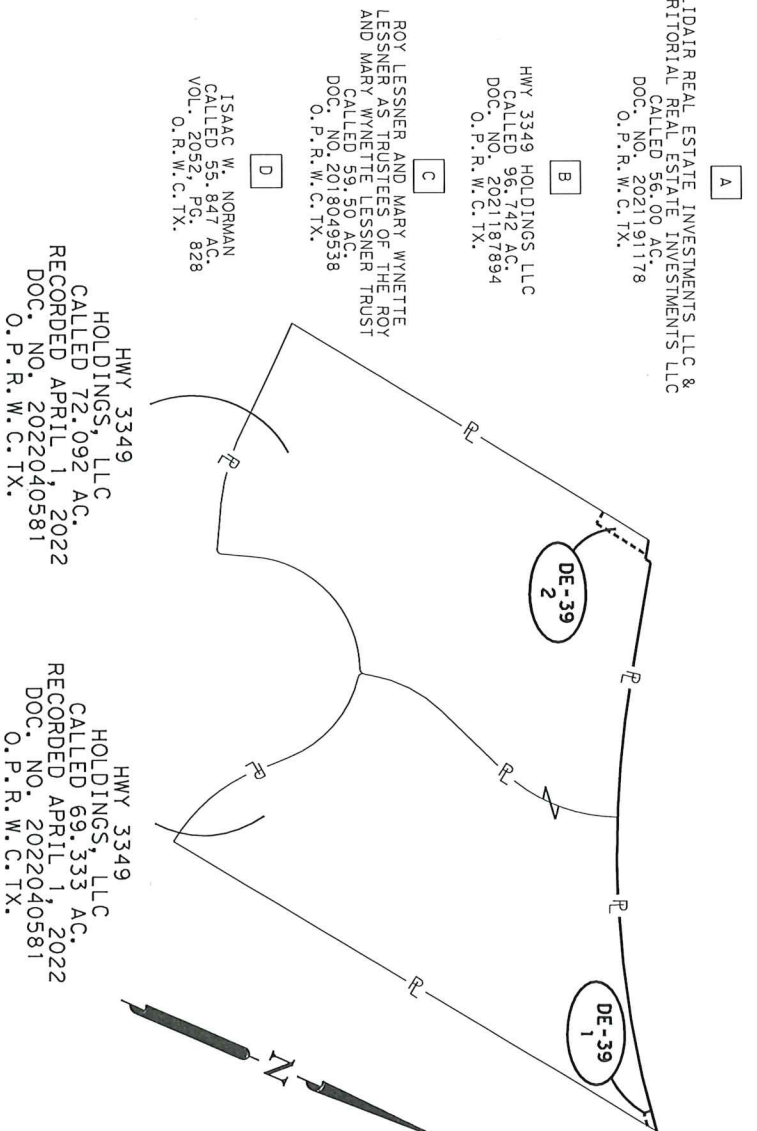
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Farm Registration No. 10064300

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
Hwy 3349 HOLDINGS, LLC
TAX ID: R020843, R020881, & R020563
DE-39-1 & DE-39-2
0.622 AC. (27,058 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
- ▽ 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
- DEED LINE (COMMON OWNERSHIP)
- DISTANCE NOT TO SCALE

EXHIBIT "A"



- 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 1.0001352. 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, OF NO. T-161546, 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, 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.

FILE: \\scm\inc\AUS\PROJECTS\1021061125\100\Survey\03\exhibits\39\PLAT\03\DE-1\DE-39-1.dgn

REF. FIELD NOTE NO. 49062

PAGE 7 OF 7

EXISTING *141.43 AC. ACQUIRE 0.000 AC. REMAINING 141.43 AC. RIGHT

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

9/29/2022

DATE

SAM

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
HWY 3349 HOLDINGS, LLC
TAX ID: R020843, R020881, & R020563
DE-39-1 & DE-39-2
0.622 AC. (27,058 SQ. FT.)

EXHIBIT “B” FORM OF GRADING TEMPORARY
CONSTRUCTION EASEMENT FOLLOWS

GRADING TEMPORARY CONSTRUCTION EASEMENT

Southeast Loop (Segment 2)

KNOW ALL PERSONS BY THESE PRESENTS:

That **HWY 3349 HOLDINGS, LLC, a Delaware limited liability company** (hereafter referred to as "Grantor"), whether one or more, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Williamson County, Texas, the receipt of which is hereby acknowledged, does hereby grant to **WILLIAMSON COUNTY, TEXAS**, its agents, contractors, successors and assigns (referred to as "Grantee"), a temporary construction easement for the purpose of installing, removing, shaping, constructing and/or reconstructing earthen, vegetative or related materials for side slope and lateral support surface grading, erosion control, and revegetation adjacent to the proposed roadway facilities and appurtenances and improvements within the adjacent right of way owned or possessed by Grantee ("Project"), in, along, upon and across the property described in Exhibit "A" ("the Property") as necessary to carry out the purposes of this easement. The construction, reconstruction and/or removal of any material or other improvements or modifications on the Property shall be in the location of, subject to, and shall substantially comply with any notes, details, specifications or other requirements or restrictions as shown on the plan sheets attached hereto as Exhibit "B" and incorporated herein.

The parties agree further as follows:

Following completion of work within the temporary construction easement area Property, Grantee shall at its expense and within ninety (90) days of completion of the work restore any portion of the Property injured or damaged by Grantee's use of the Property and activities thereon, including specifically erosion control, landscaping, irrigation, parking, pavement, or vegetation, as closely as possible to substantially the same condition or better than existed immediately previous to Grantee's entry upon the Property, or otherwise in compliance with the specifications as set out on the plans in Exhibit "B" or other applicable Williamson County Project manual erosion control or vegetative replacement requirements, taking into consideration the use and purposes to which the Property is to be put.

This temporary construction easement shall be in full force and effect at all times during the accomplishment and completion of the construction activities described above. This temporary construction easement shall terminate and the easement rights and improvements constructed within the easement area, if any, shall fully revert to Grantor, Grantor's successors, and assigns, and all interest conveyed shall terminate on the earlier of (a) the expiration of thirty-six (36) months after the date of written Notice to Proceed to Grantee's contractors to begin construction of the Project, (b) on the date of completion of construction of the Project, or (c) on December 31, 2027.

Grantee shall be allowed to extend the duration of the Temporary Construction Easement identified herein for up to three (3) additional and consecutive thirty (30) day periods upon (1) notification to Grantor in writing of the requested extension period, and (2) tendering the sum of \$ _____ for each additional extension period used.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

At no time during the grant of this easement shall Grantor be denied reasonable driveway or other ingress and egress to its remaining property for the purposes to which the parent tract is currently being put, unless there is an agreement between Grantor and Grantee to do so in advance.

This conveyance is subject to all easements and rights of way of record, visible or apparent on the ground, all restrictions, reservations, covenants, conditions, oil, gas, or other mineral leases, mineral severances and other instruments that affect the Property.

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective the _____ day of _____, 2022.

[signature page follows]

GRANTOR:

HWY 3349 HOLDINGS, LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

Acknowledgment

State of Texas §
 §
County of _____ §

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

Notary Public, State of Texas

ACCEPTED AND AGREED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Acknowledgment

State of Texas §
 §
County of Williamson §

This instrument was acknowledged before me on this the ____ day of _____, 2022 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

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:

EXHIBIT "A"

County: Williamson
Parcel No.: TCE-39
Tax ID: R020843, R020881, & R020563
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 9
September 29, 2022

PROPERTY DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT 39

Part 1- 0.201 ac. (8,752 sq. ft.)

DESCRIPTION OF A 0.201 ACRE (8, 752 SQ. FT.) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE WILLIAM MULLEN SURVEY, SECTION NO. 28, ABSTRACT NO. 446, WILLIAMSON COUNTY, TEXAS AND IN THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 69.333 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HWY 3349 HOLDINGS LLC, RECORDED APRIL 1, 2022 IN DOCUMENT NO. 2022040581, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.201 ACRE (8,752 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+16.26 on the east line of said 69.333 acre tract, 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 & 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 56.00 acre tract, and the east line of said 69.333 acre tract, a distance of 2,587.10 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 Southeast Loop, same being the west line 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.), said point being the beginning of a curve to the right;

THENCE departing the common line of said remainder of a called 72.25 acre tract and said 69.333 acre tract, with the proposed south right-of-way line of said Southeast Loop and said curve to the right, over and across said 69.333 acre tract, an arc distance of 116.43 feet, through a delta 01°12'23", having a radius of 5,530.00 feet, and a chord that bears S 50°57'21" W, a distance of 116.43 to a calculated point (Surface Coordinates: N=10,164,974.12, E=3,190,977.59) 230.00 feet right of Southeast Loop E.C.S 385+51.40, for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE departing the proposed south right-of-way line of said Southeast Loop, over and across said 69.333 acre tract, the following four (4) courses and distances numbered 1-4:

- 1) S 38°26'28" E, a distance of 40.00 feet to a calculated point 270.00 feet right of Southeast Loop E.C.S 385+51.40, for the southeast corner of the easement described herein,
- 2) N 83°26'28" W, a distance of 42.54 feet to a calculated point 240.00 feet right of Southeast Loop E.C.S 385+22.62, said point being the beginning of a curve to the right,

EXHIBIT "A"

County: Williamson
Parcel No.: TCE-39
Tax ID: R020843, R020881, & R020563
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 9
September 29, 2022

- 3) With said curve to the right, an arc distance of 795.88 feet, through a delta 08°13'52", having a radius of 5,540.00 feet, and a chord that bears S 55°59'09" W, a distance of 795.20 feet to a calculated point 240.00 feet right of Southeast Loop E.C.S 377+61.22, for the southwest corner of the easement described herein, and
- 4) N 74°53'55" W, a distance of 14.15 feet to a calculated point 230.00 feet right of Southeast Loop E.C.S 377+51.63 on the proposed south right-of-way line of Southeast Loop, for the northwest corner of the easement described herein, said point being the beginning of a curve to the left;
- 5) **THENCE** with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said 69.333 acre tract, an arc distance of 834.48 feet, through a delta 08°38'46", having a radius of 5,530.00 feet, and a chord that bears N 55°52'55" E, a distance of 833.69 feet to the **POINT OF BEGINNING**, and containing 0.201 acres (8,752 sq. ft.) of land, more or less.

Part 2- 0.044 ac. (1,935 sq. ft.)

DESCRIPTION OF A 0.044 ACRE (1,935 SQ. FT.) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS AND IN THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 72.092 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HWY 3349 HOLDINGS LLC, RECORDED APRIL 1, 2022 IN DOCUMENT NO. 2022040581 (O.P.R.W.C.TX.), ALSO BEING A PORTION OF A 69.333 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HWY 3349 HOLDINGS LLC, RECORDED APRIL 1, 2022 IN DOCUMENT NO. 2022040581 (O.P.R.W.C.TX.); SAID 0.044 ACRE (1,935 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+16.26 on the east line of said 69.333 acre tract of land, 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 & 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 56.00 acre tract and the east line of said 69.333 acre tract, a distance of 2,587.10 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 Southeast Loop, same being the west line 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.), said point being the beginning of a curve to the right;

THENCE departing the common line of said remainder of a called 72.25 acre tract and said 69.333 acre tract, with the proposed south right-of-way line of said Southeast Loop and said curve to the right, over and across said 69.333 acre tract, an arc distance of 1,599.50 feet, through a delta 16°34'20", having a radius of 5,530.00 feet, and a chord that bears S 58°38'20" W, a distance of 1,593.93 to a calculated point (Surface Coordinates: N=10,164,217.93, E=3,189,706.95) 230.00 feet right of Southeast Loop E.C.S 371+30.02, for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: TCE-39
Tax ID: R020843, R020881, & R020563
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 3 of 9
September 29, 2022

THENCE departing the proposed south right-of-way line of said Southeast Loop, over and across said 69.333 acre tract and said 72.092 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) S 21°58'36" W, a distance of 7.07 feet to a calculated point 235.00 feet right of Southeast Loop E.C.S 371+25.22, for the southeast corner of the easement described herein, said point being the beginning of a curve to the right,
- 2) With said curve to the right, an arc distance of 382.42 feet, through a delta 03°57'31", having a radius of 5,535.00 feet, and a chord that bears S 68°57'22" W, a distance of 382.34 feet to a calculated point 235.00 feet right of Southeast Loop E.C.S 367+59.04, for the southwest corner of the easement described herein, and
- 3) N 64°03'53" W, a distance of 7.07 feet to a calculated point 230.00 feet right of Southeast Loop E.C.S 367+54.25 on the proposed south right-of-way line of Southeast Loop, for the northwest corner of the easement described herein, said point being the beginning of a curve to the left;

THIS SPACE INTENTIONALLLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Parcel No.: TCE-39
Tax ID: R020843, R020881, & R020563
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 4 of 9
September 29, 2022

4) **THENCE** with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said 69.333 acre tract and said 72.092 acre tract, an arc distance of 392.08 feet, through a delta 04°03'44", having a radius of 5,530.00 feet, and a chord that bears N 68°57'22" E, a distance of 392.00 feet to the **POINT OF BEGINNING**, and containing 0.044 acres (1,935 sq. ft.) of land, more or less.

Part 1 0.201 ac. (8,752 sq. ft.)

Part 2 0.044 ac. (1,935 sq. ft.)

Total 0.245 ac. (10,687 sq. ft.)

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



Scott C. Brashear 9/29/22

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

EXHIBIT "A"

383+00

380+00

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S38°26'28"E	40.00'
L2	N83°26'28"W	42.54'
L3	N74°53'55"W	14.15'

3349 BUSINESS
HOLDINGS, LLC
TRACT 1

A CALLED 70.731 AC.
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

PROPOSED ROW

TEMPORARY
CONSTRUCTION EASEMENT

TCE-39
PART 1

(0.201 AC.)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°12'23"RT	5,530.00'	116.43'	116.43'	S50°57'21"W
C2	08°13'52"RT	5,540.00'	795.88'	795.20'	S55°59'09"W
C3	08°38'46"LT	5,530.00'	834.48'	833.69'	N55°52'55"E

ENGINEER'S CENTERLINE
CURVE DATA
PI STG 398+76.46
N = 10,165.001.47
E = 3,197.308.20
Δ = 68°48'38" (LT)
D = 01°04'52" (LT)
L = 5,355.15'
T = 3,688.10'
R = 5,350.00'
PC STG 392+46.75
PT STG 426+11.90

HWY 3349 HOLDINGS, LLC
CALLED 69.333 AC.
DOC. NO. 2022040581
RECORDED APRIL 1, 2022
O.P.R.W.C.TX.

FILE: \\sdc\inc\AUS\PROJECTS\1021061125\100\Survey\03\Exhibits\39_TCE\PLAT\02\TCE-39\1\TCE-39-1.dgn

EXISTING 141.43 AC. ACQUIRE 0.000 AC. REMAINING 141.43 AC. RIGHT

TEMPORARY CONSTRUCTION
EASEMENT SKETCH

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FOX: (512) 326-3029

SAM

Texas Firm Registration No. 10064300

TAX ID: R020843, R020881, & R020563
TCE-39 PART 1
0.201 AC. (8,752 SQ. FT.)

PAGE 5 OF 9
REF. FIELD NOTE NO. 49060

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

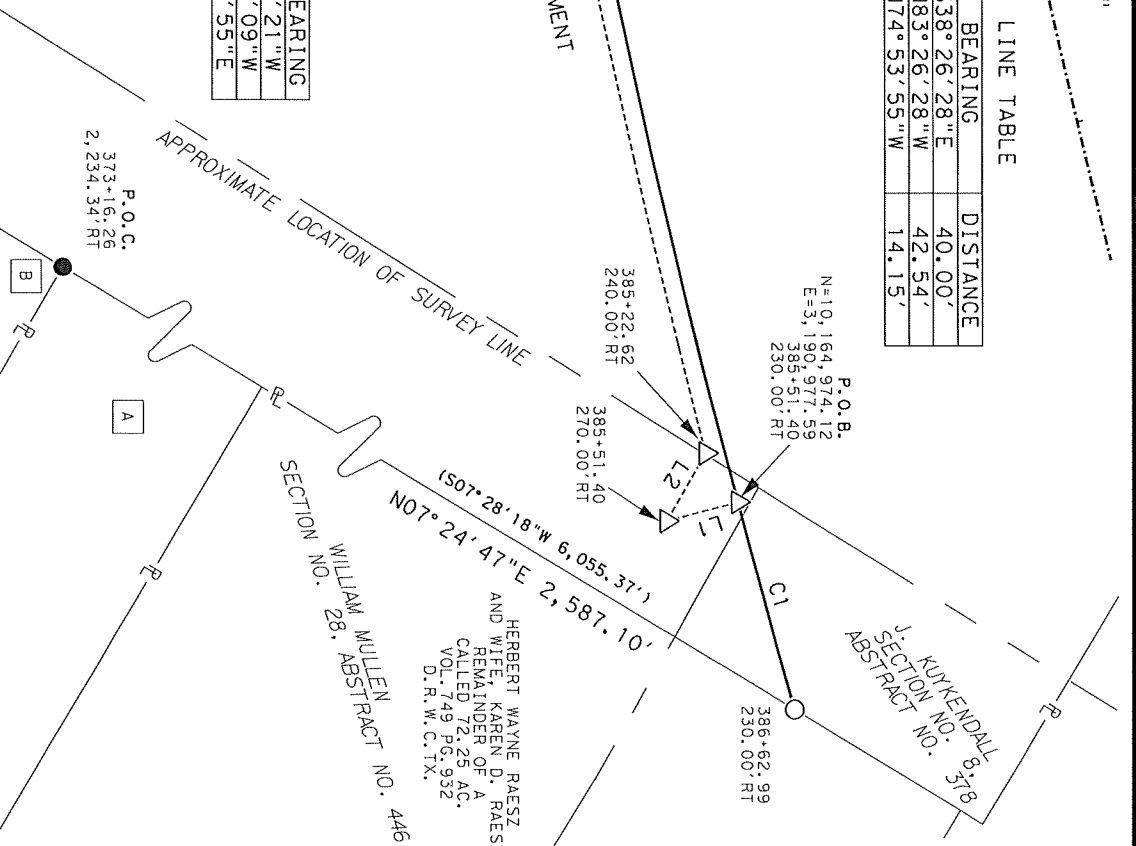


EXHIBIT "A"

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

CHASE GERLACK NO. 260
SURVEY NO. 26

3349 BUSINESS HOLDINGS, LLC TRACT 1
A CALLED 70.731 AC.
DOC. NO. 2022001628
O.P.R.W.C.TX.
CORRECTED IN DOC. NO. 2022071555
O.P.R.W.C.TX.
R.S. NEIGHBORS NO. 483
SURVEY NO. 27

LINE NO.	BEARING	DISTANCE
L1	S21°58'36"W	7.07'
L2	N64°03'53"W	7.07'

LINE TABLE

SEE
DETAIL "B"

C3
C2
TEMPORARY
CONSTRUCTION EASEMENT
SEE
DETAIL "A"

PROPOSED ROW

C1

TCE-39
PART 2

(0.044 AC.)

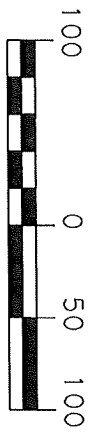
HWY 3349 HOLDINGS, LLC
CALLED 69.333 AC.
DOC. NO. 2022040581
O.P.R.W.C.TX.
RECORDED APRIL 1, 2022

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	16°34'20"RT	5,530.00'	1,599.50'	1,593.93'	S58°38'20"W
C2	03°57'31"RT	5,535.00'	382.42'	382.34'	S68°57'22"W
C3	04°03'44"LT	5,530.00'	392.08'	392.00'	N68°57'22"E

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 = 6,355.15'
T = 3,629.70'
R = 5,300.00'
PC STA 362+46.75
PT STA 426+11.90

HWY 3349 HOLDINGS, LLC
CALLED 72.092 AC.
DOC. NO. 2022040581
O.P.R.W.C.TX.
RECORDED APRIL 1, 2022



WILLIAMSON COUNTY, TEXAS

FILE: \\saminet\AUS\PROJECTS\1021061125\100\Survey\03\exhibits\39-TCE\PLAT\02\TCE-39-2\TCE-39-2.2.dgn
REF. FIELD NOTE NO. 49060
PAGE 7 OF 9



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

TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
HWY 3349 HOLDINGS, LLC
TAX ID: R020843, R020881, & R020563
TCE-39 PART 2
0.044 AC. (1,935 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-161546, 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 283, PAGE 28, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011012901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
2. 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)
3. 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)
4. 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)
5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
10. 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)
11. 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)

12. 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.
13. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMOBILITIES 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.
14. SUBJECT TO A STATED INTEREST IN THE OIL, GAS, AND OTHER MINERALS IN, ON, OR UNDER THE SUBJECT PROPERTY, AS CONVEYED IN AN INSTRUMENT OF RECORD IN DOCUMENT NO. 2022040581, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)
15. 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).
16. 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)
17. 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)
18. 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)
19. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)
20. 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.)
21. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
22. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

FILE: \\sdcminc\vaus\PROJECTS\1021061125\100\Survey\03\Exhibit\39_TCE\PLAT\02\TCE-39-2\TCE-39-2-2.dgn

EXISTING 141.43 AC. ACQUIRE 0.000 AC. REMAINING 141.43 AC. RIGHT



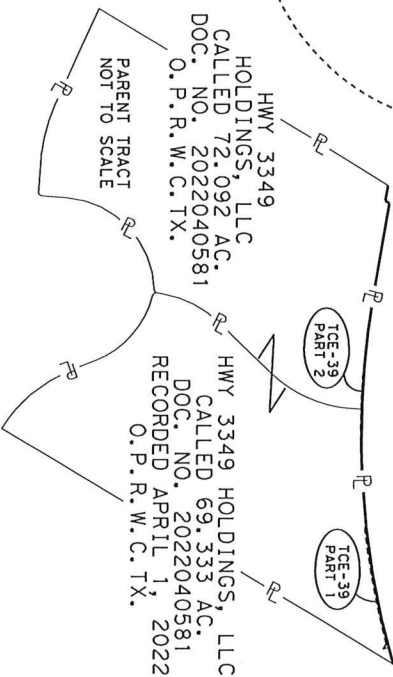
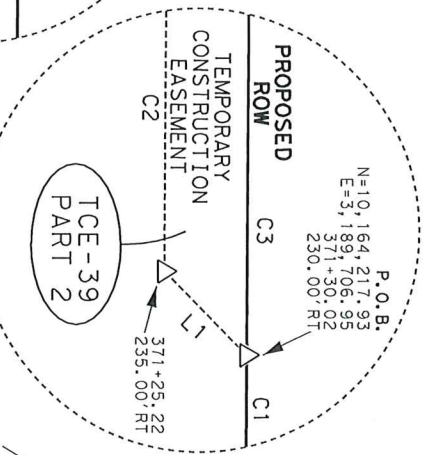
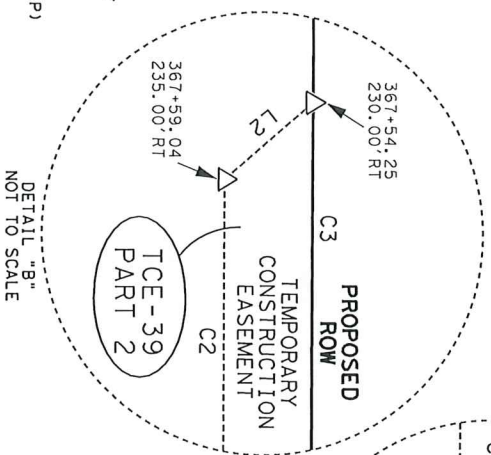
4801 Southwest Parkway
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Fax: (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
HWY 3349 HOLDINGS, LLC
TAX ID: R020843, R020881, & R020563
TCE-39 PART 1 AND 2
0.245 AC. (10,687 SQ. FT.)

PAGE 8 OF 9
REF. FIELD NOTE NO. 49060

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
- ▽ 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)

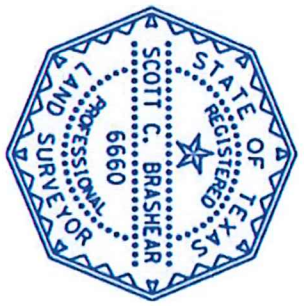


NOTES:

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-161546, 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, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

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.



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

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

9/29/22

DATE

EXHIBIT "A"

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03\Exhibits\39-TCE\PLAT\02\TCE-39-2\TCE-39-2.2.dgn

EXISTING 141.43 AC. ACQUIRE 0.000 AC. REMAINING 141.43 AC. RIGHT

SAM

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

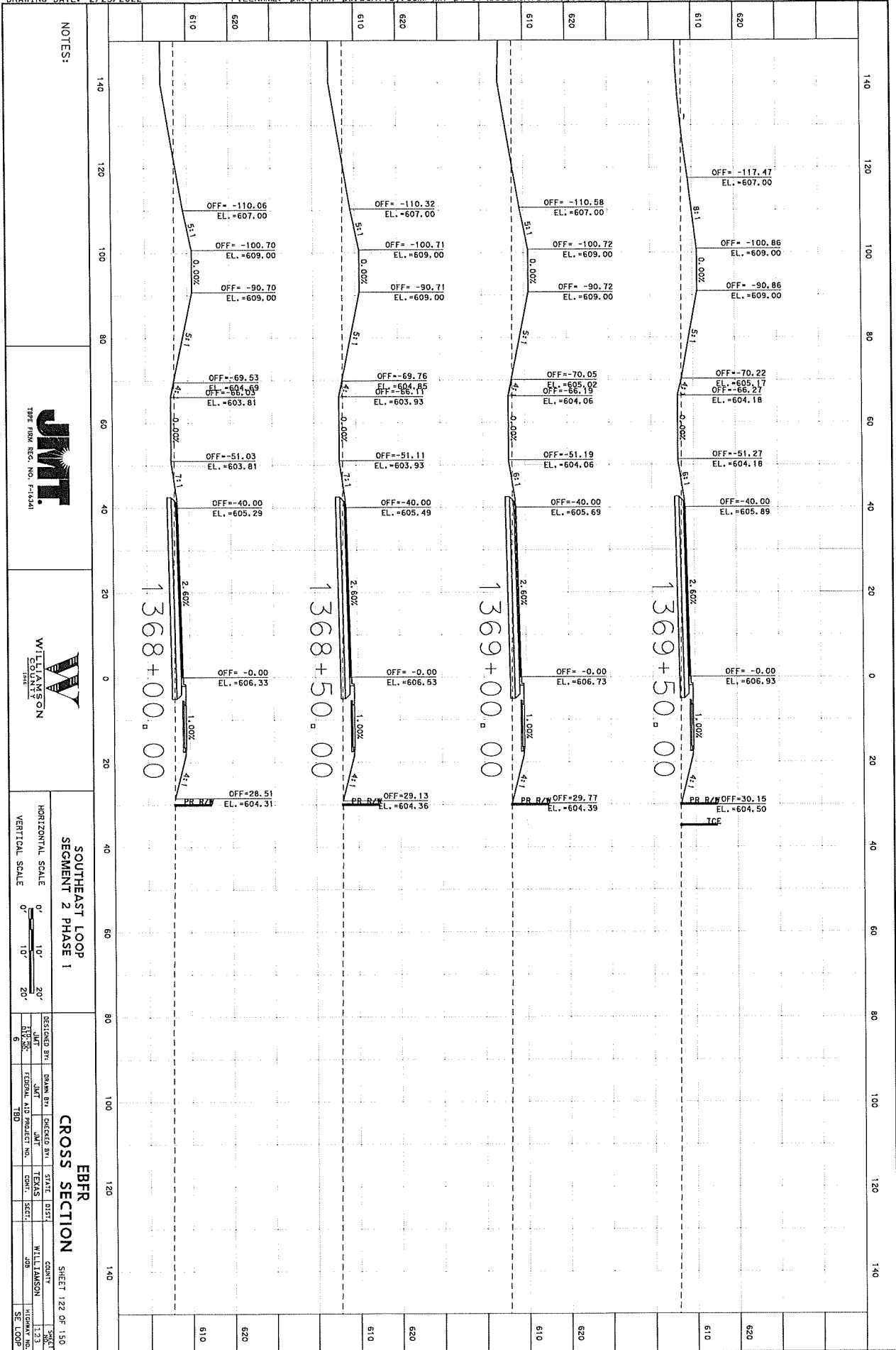
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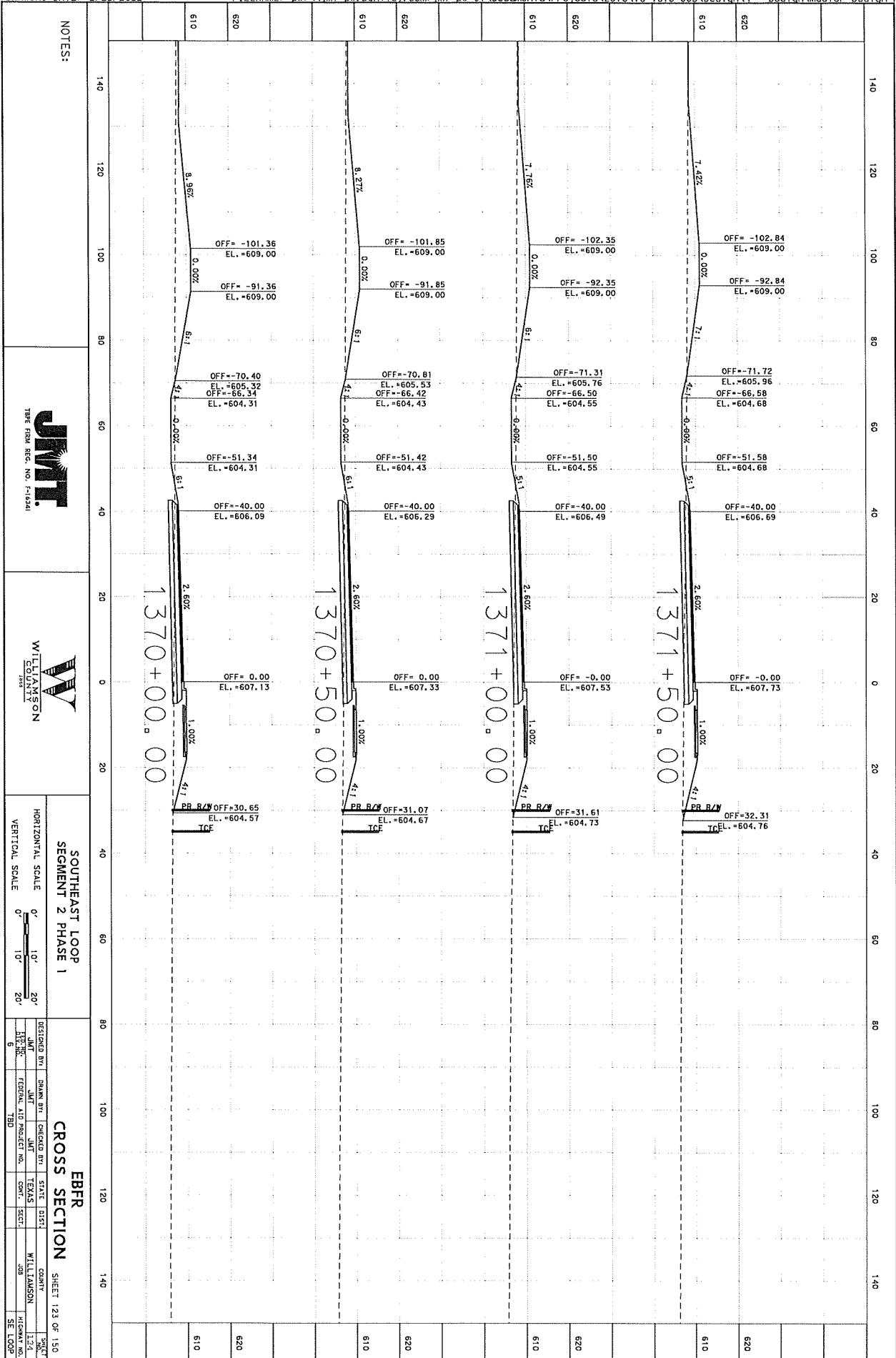
REF. FIELD NOTE NO. 49060
 TCE-39 PART 1 AND 2

EXHIBIT "B"

DRAWING DATE: 2/25/2022

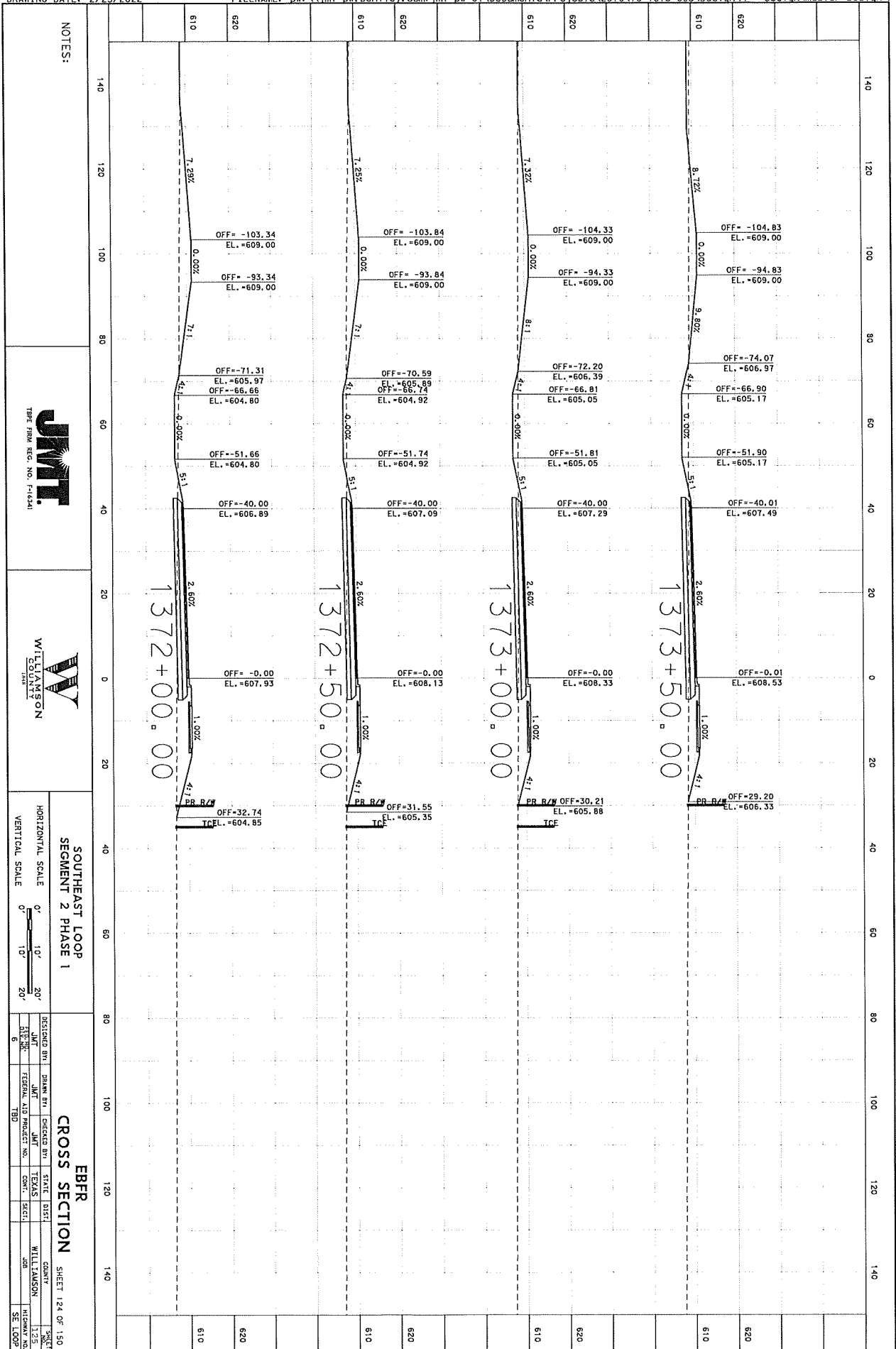
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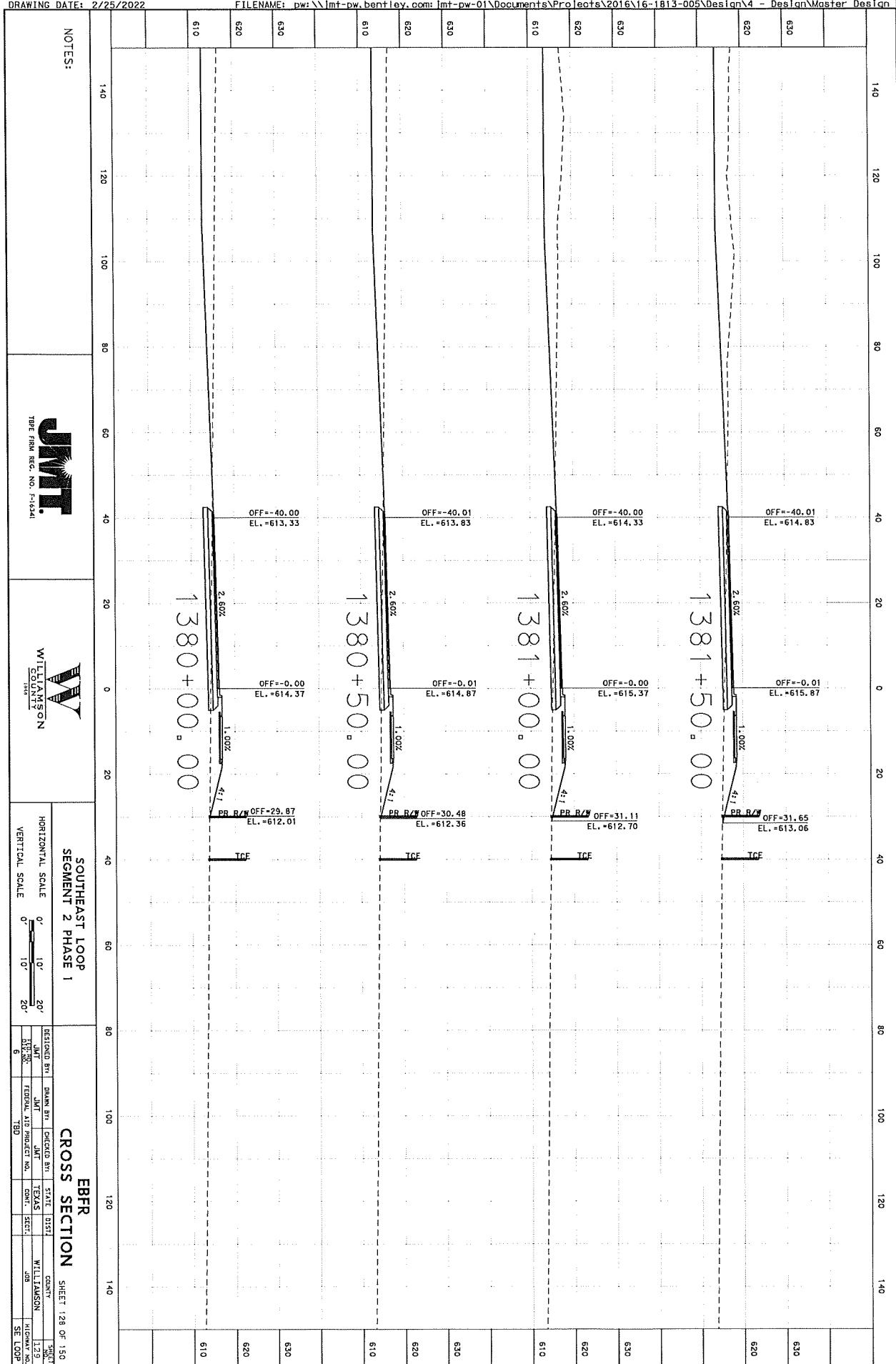




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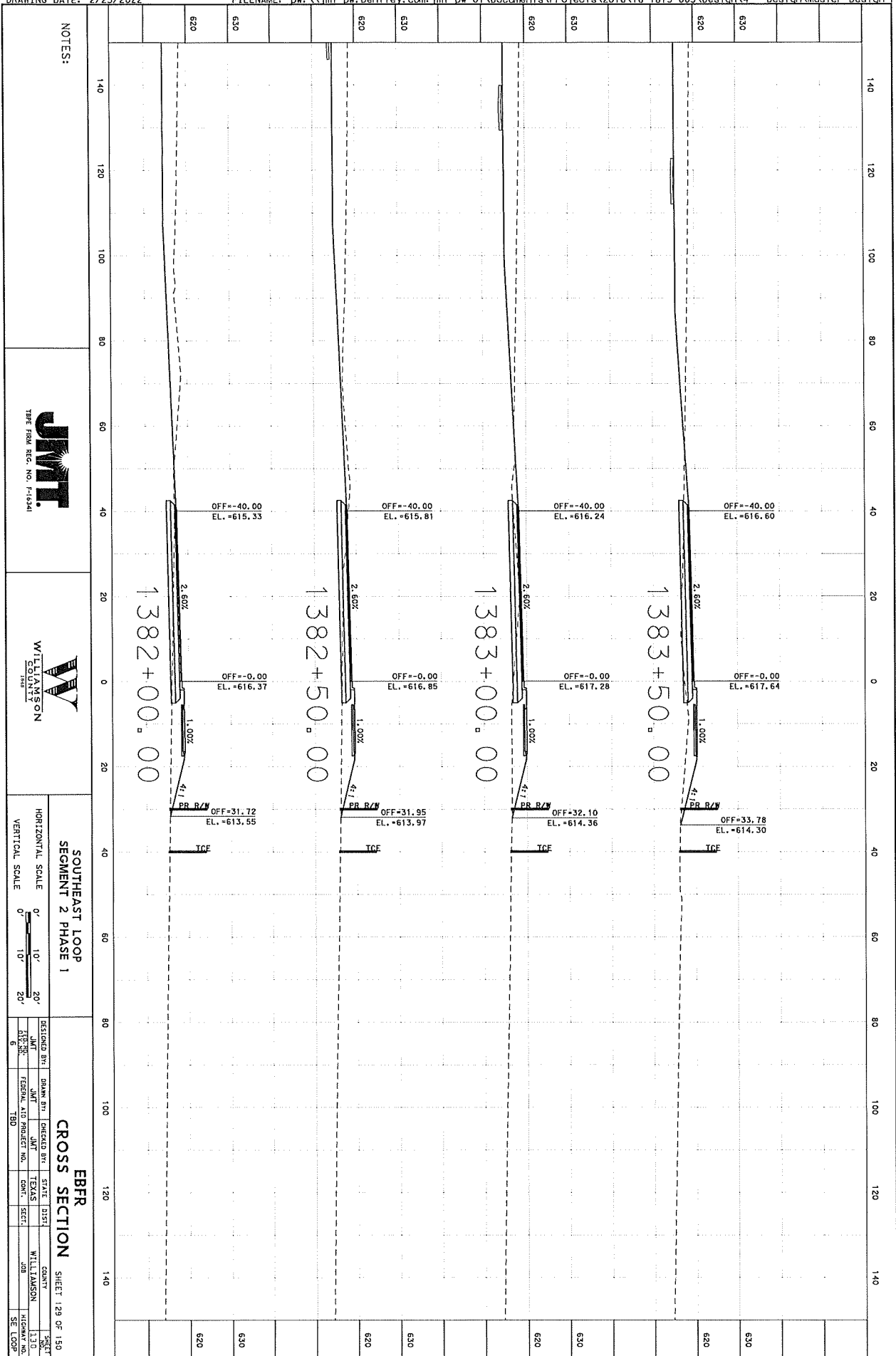
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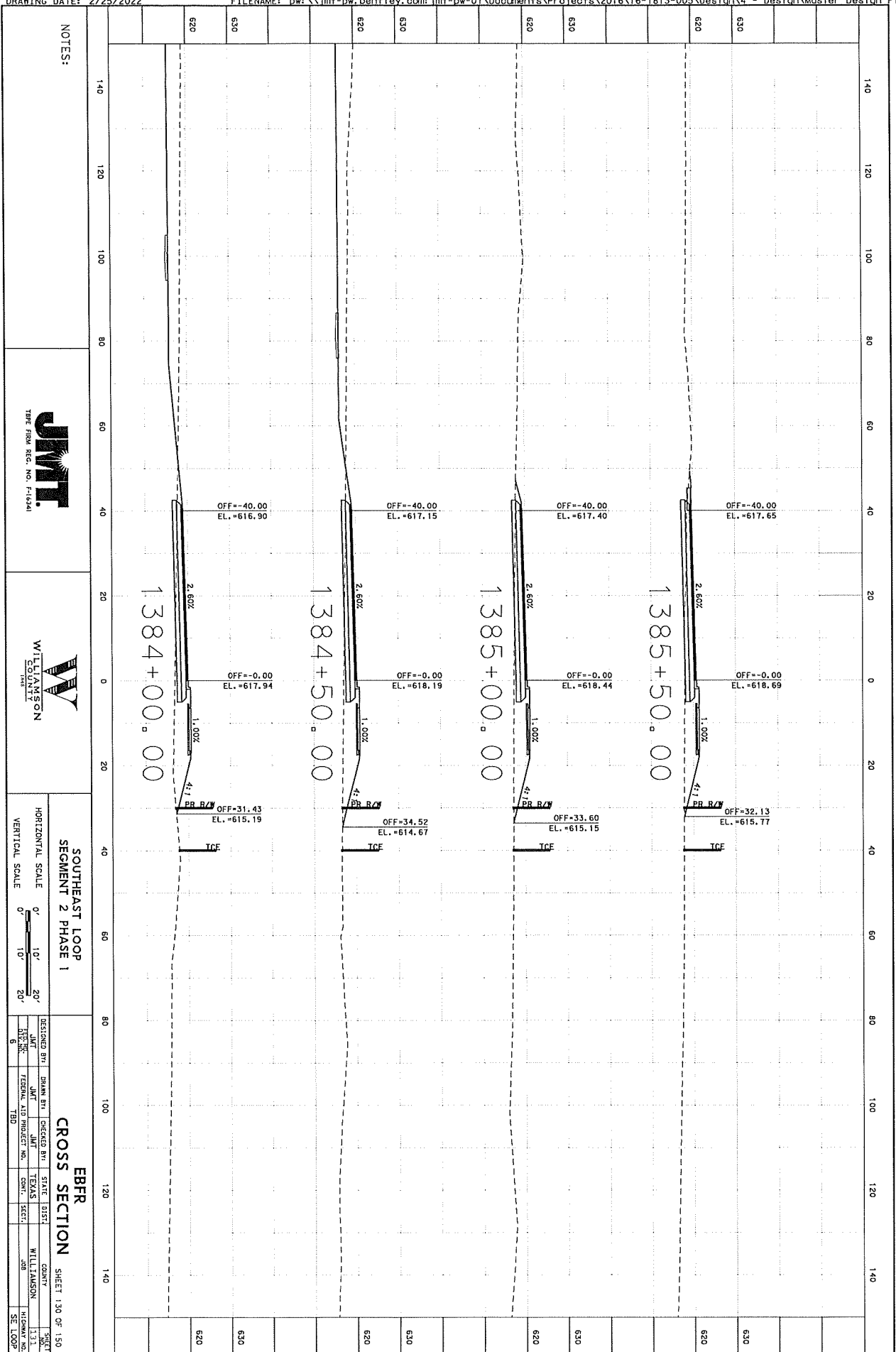




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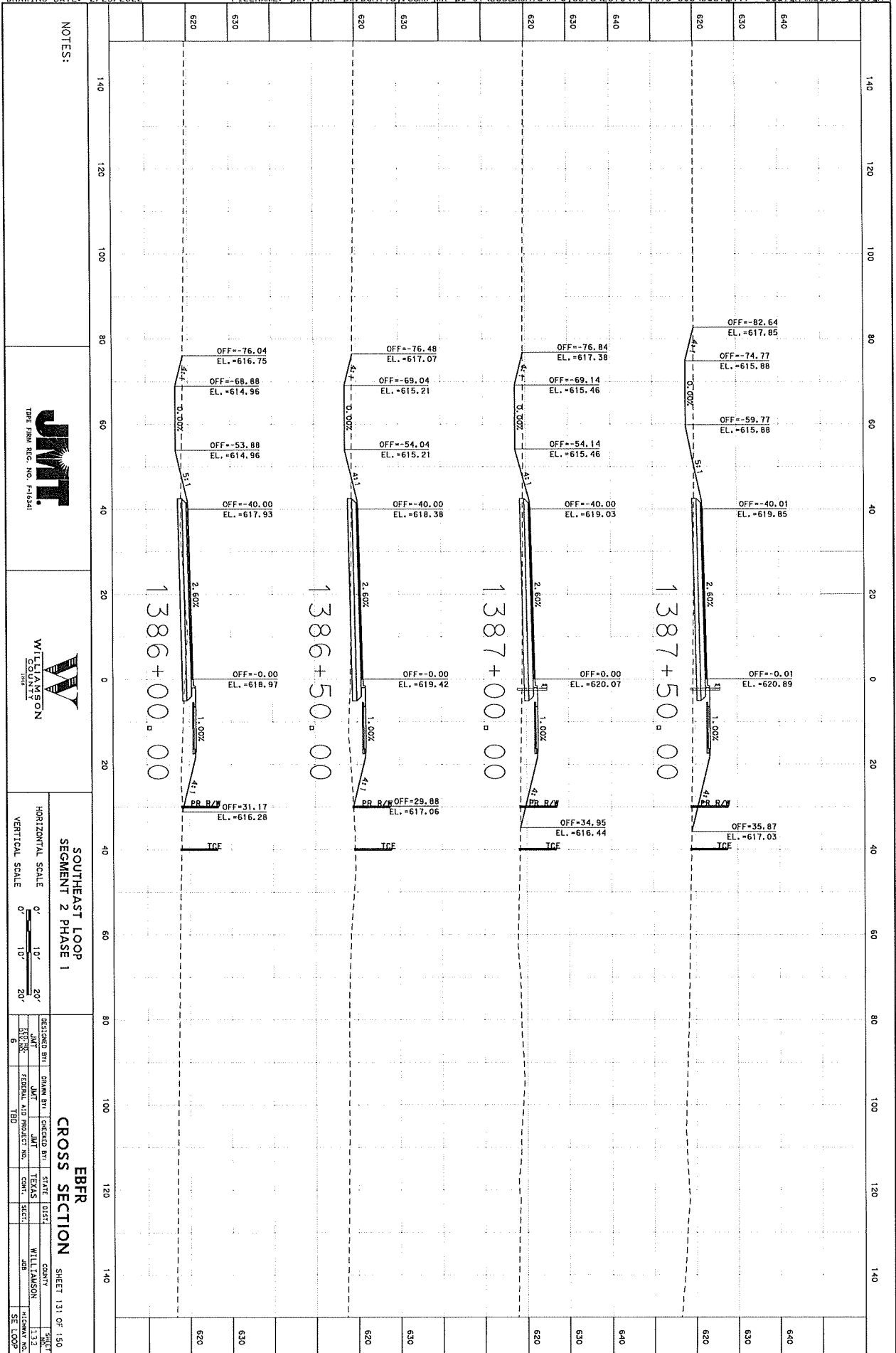
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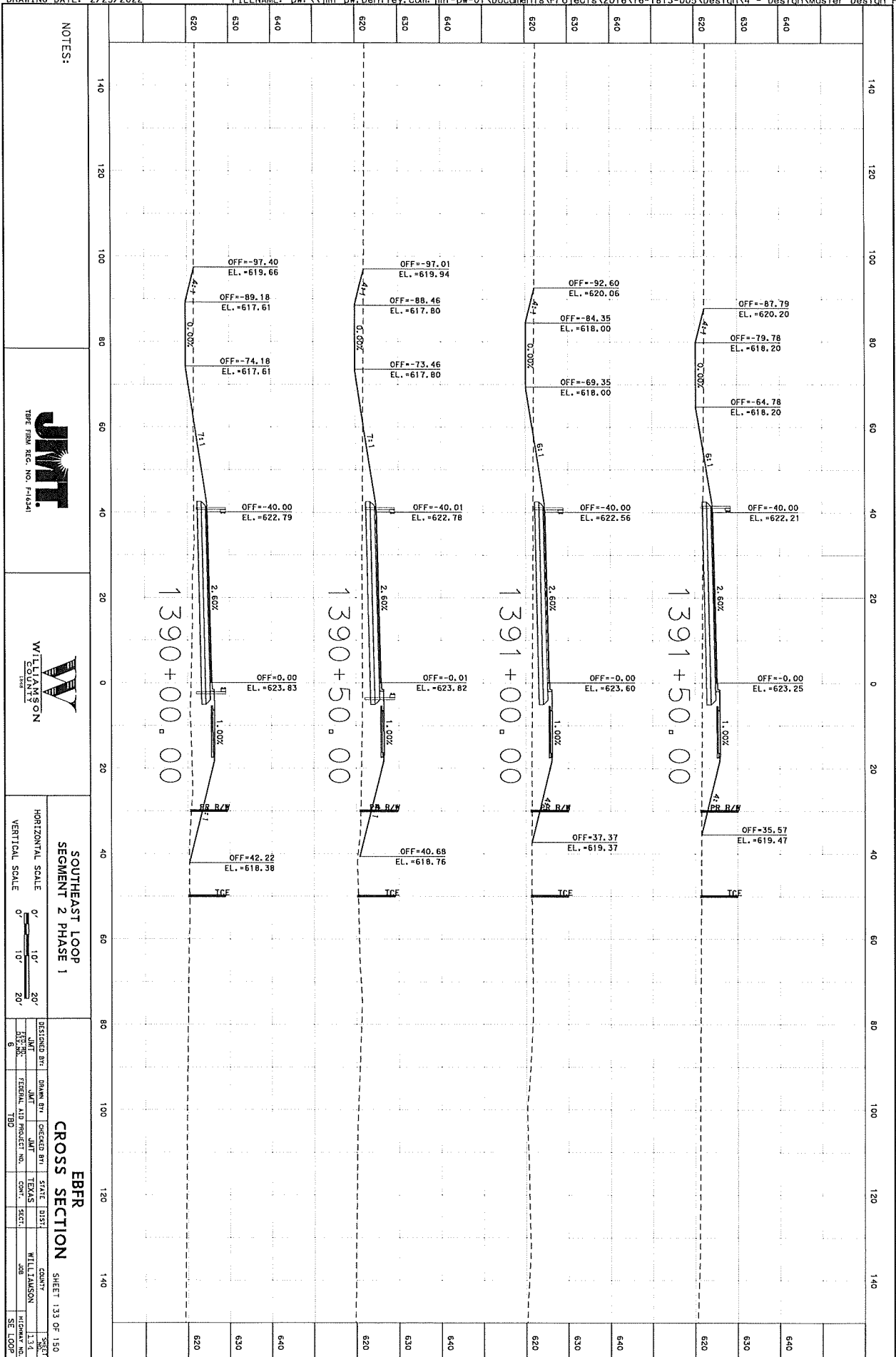


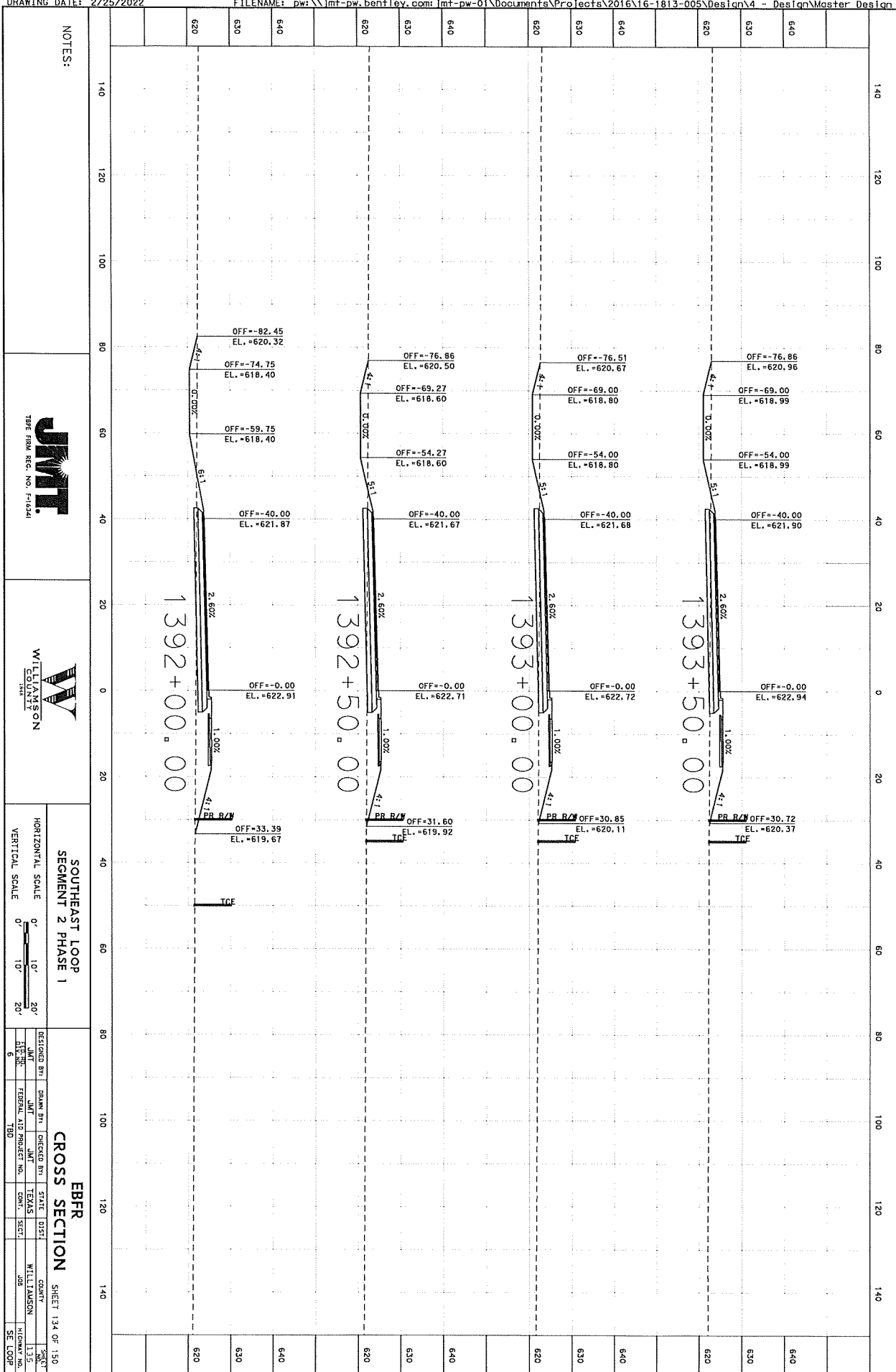


DRAWING DATE: 2/25/2022

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NOTES:

JWT.
TYPE FIRM REC. NO. F-1634



WILLIAMSON
COUNTY

SOUTHEAST LOOP
SEGMENT 2 PHASE

HORIZONTAL SCALE

0' 10' 20'

VERTICAL SCALE

0' 10' 20'

EBFR
CROSS SECTION

DESIGNED BY:	DEAN DRI	CHECKED BY:	STATE	DIST.	COUNTY	SHEET NO.
JMT	JMT	JMT	TEXAS		WILLIAMSON	135
FIELD NO.	FEDERAL AID PROJECT NO.		CONT.	SECT.	JOB	MICHAM NO.
6	TBD					SE LOOP

