Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246
Phone 512-738-8725 (D) • fax 512-255-8986

don@scrrlaw.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-ininterest 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

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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 follow	vs]

a Delaware limited liability compa	any			
By: Lennar Homes of Texas Land Construction, Ltd., a Texas limited partnership, its Ma				
By: U.S. Home, LLC, a Delaware liability company (as successor-in interest by conversion from U.S. I Corporation, a Delaware corporation), its general partner	-			
By:				
Charlie Coleman, Vice President				
	ACKNOWLE	DGMEN	<u>IT</u>	
STATE OF TEXAS		§ s		
COUNTY OF WILLIAMSON		§ § §		
This instrument was, 2022 by purposes and consideration rec	acknowledged ited herein.	before	me on th	is the day of e capacity and for the
	Notar	y Public	, State of T	<u> </u>
PREPARED IN THE OFFICE	Sheets & Cro		PLLC	
	309 East Ma Round Rock		78664	
GRANTEE'S MAILING ADDI	RESS: Williamson C Attn: County 710 Main Str Georgetown,	Auditor eet, Suite	101	

AFTER RECORDING RETURN TO:

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.

provisions of said Easement.	erwise affect the easements, restrictions, terms of
	FJL PARTNERS, LP
	Ву:
	Name:
	Title:
ACKNO	DWLEDGEMENT
THE STATE OF TEXAS	
COUNTY OF	
This instrument was acknowledged be by, to me to be the person whose name is substanted that he same for the	fore me on this day of, 2022, he of FJL Partners, LP, known cribed to the preceding instrument, and acknowledged
to me that ne/sne executed the same for the	purposes and consideration recited herein.
	N. D. H. L. L. G.
	Notary Public in and for the State of Texas

County:

Williamson

DE-39

Page 1 of 7 September 29, 2022

Parcel No.: Tax ID:

R020843, R020881, & R020563

Highway: Limits:

Southeast Loop From: C.R. 137

To: C.R. 404

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,
- 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:

County:

Williamson

DE-39

Page 2 of 7 September 29, 2022

Parcel No.: Tax ID:

R020843, R020881, & R020563

Highway:

Southeast Loop

Limits:

From: C.R. 137 To: C.R. 404

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;

County:

Williamson

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September 29, 2022

Parcel No.:

DE-39

R020843, R020881, & R020563

Tax ID: Highway:

Southeast Loop

Limits:

From: C.R. 137

To: C.R. 404

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.

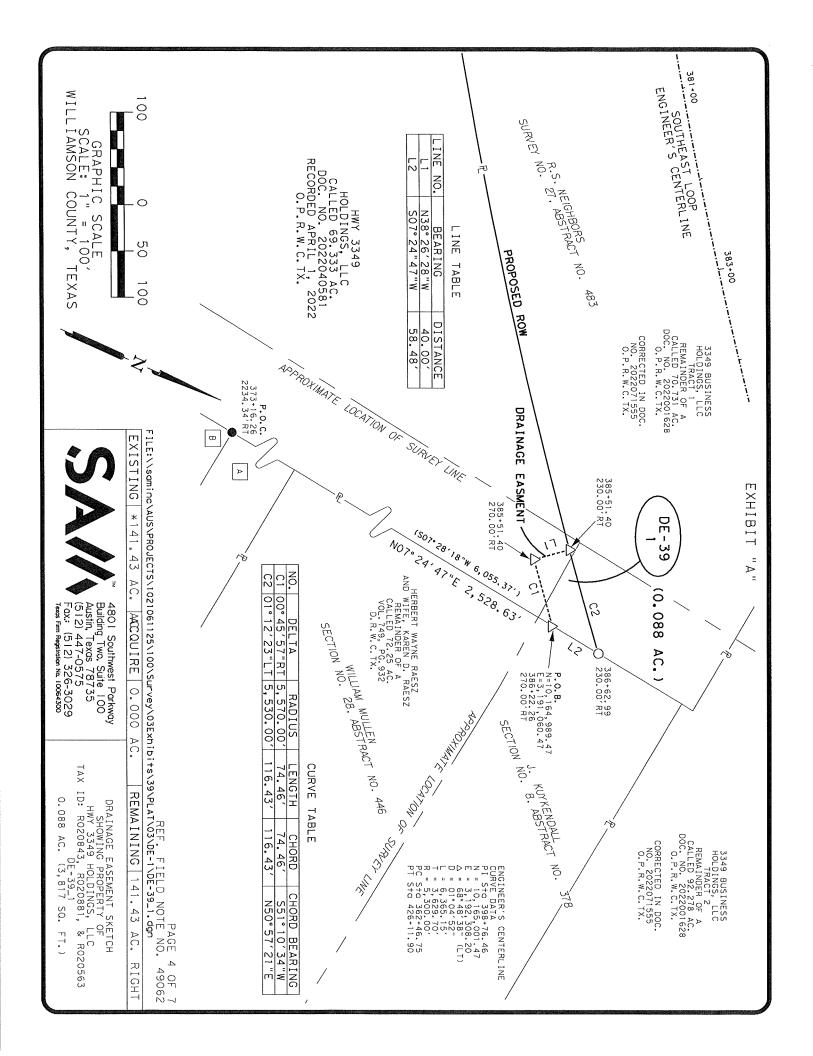
SURVEYING AND MAPPING, LLC 4801 Southwest Pkwy Building Two, Suite 100 Austin, Texas 78735 TX. Firm No. 10064300

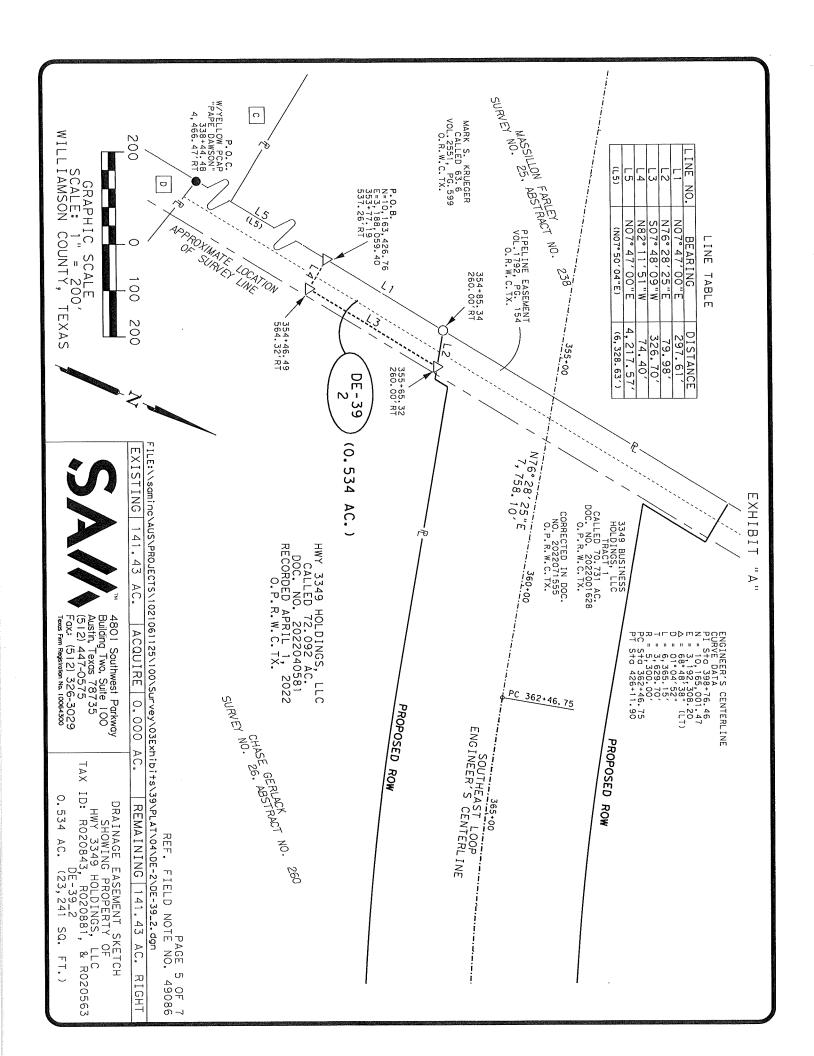
Sur C, Re

Scott C. Brashear

Registered Professional Land Surveyor

No. 6660 - State of Texas





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

10. THE FOLLOWING MATTERS AND ALL TERMS OF EVIDENCE OF THE MATTERS. (WE MUST INSERT N F THE DOCUMENTS CREATING OR OFFERING MATTERS OR DELETE THIS EXCEPTION.):

1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TE 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, (DDES NOT AFFECT) TO TEXAS

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 STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT) ACTING BY AND THROUGH THE 384, PAGE 621, DEED RECORDS,

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) 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)

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 AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, (UNABLE TO PLOT, MAY AFFECT) WILLIAMSON COUNTY, COMPANY TEXAS.

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

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

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

12. ANY VISIBLE AN ACROSS THE LAND, 1 AS HEREIN DEFINED. AND A E EXISTENCE OF WHICH IS NOT DISCLOSED PRIVATE, LOCATED ON OR D BY THE PUBLIC RECORDS

13. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERE TO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE 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-C568 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)

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 388TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOCHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

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

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)

RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

19.

20. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES (
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.) 유

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

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

PAGE FILE:\\samino\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\39\PLaT\04\DE-1\DE-39_1.dgn AC. REMAINING 141.43 AC.

RIGHT

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

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
HWY 3349 HOLDINGS, LLC
ID: R020843, R020881, & R020563
DE-39_1 & DE-39_2
0.622 AC. (27,058 SQ. FT.)

EXISTING | *141.

43

AC.

ACQUIRE

0.000



EXHIBIT : >

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND THE BEST OF MY KNOWLEDGE AND BELIEF. . 4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF 3.SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. OCTOBER, 2021. * AREA CALCULATED BY SAM, LLC. O. P. R. W. C. TX. O. R. W. C. TX. D. R. W. C. TX. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE, ALL DISTANCES SHOWN ARE SUFFACE ONVERTED 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. .THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-161546, EFFECTIVE DATE JUNE 30, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN. N. T. S. P. O. C. P. O. B. $\times \odot \oplus \triangleright \odot \blacksquare \bigcirc \odot$ Ē \triangleright 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" DEED RECORDS OF WILLIAMSON COUNTY, POINT OF REFERENCE POINT OF COMMENCING CALCULATED POINT MAGNAIL FOUND 80D NAIL FOUND 1/2" IRON PIPE FOUND UNLESS NOTED TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND TYPE I CONCRETE MONUMENT FOUND FENCE POST (TYPE NOTED) DEED LINE (COMMON OWNERSHIP) DISTANCE NOT TO SCALE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS WILLIAMSON COUNTY, TEXAS NOT TO SCALE POINT OF BEGINNING RECORD INFORMATION PROPERTY LINE RAILROAD TIE SPINDLE FOUND 1/2" IRON ROD FOUND UNLESS NOTED TEXAS CORRECT NY EVEN DATE.

ISAAC W. NORMAN
CALLED 55.847 AC.
VOL. 2052, PG. 828
O.R.W.C.TX.

SOLIDAIR REAL ESTATE INVESTMENTS LLC & TERRITORIAL REAL ESTATE INVESTMENTS LLC CALLED 56.00 AC.
DOC. NO. 2021191178
O.P.R.W.C.TX. ROY LESSNER AND MARY WYNETTE LESSNER AS TRUSTIESS OF THE ROY AND MARY WYNETTE LESSNER TRUST CALLED 59.50 AC. DOC. NO. 2018049538

O. P. R. W. C. TX. HWY 3349 HOLDINGS LLC CALLED 96.742 AC. DOC. NO. 2021187894 O.P.R.W.C.TX. 0 œ

DE - 39

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

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

3349



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EXISTING | *141.43 AC. ACQUIRE 0.000

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

AC.

REMAINING 141.43 AC.

RIGHT

TAX DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
HWY 3349 HOLDINGS, LLC
ID: R020843, R020881, & R020563
DE-39_1 & DE-39_2
0.622 AC. (27,058 SQ. FT.)

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

LAND

SURVEYOR

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 Easeme	nt
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 h	ave executed	this instrument to	be t
effective the	day of	, 20	022.		

[signature page follows]

GRANTOR:	
HWY 3349 HOLDINGS, LLC, a Delaware limited liability company	
Ву:	
Name:	
Its:	
	Acknowledgment
	Acknowledgment
State of Texas § County of §	
County of §	
This instrument was acknowle	dged before me on this the day of
consideration recited herein.	, in the capacity and for the purposes and
	Notary Public, State of Texas

ACCEPTED AND AGREED BY GRANTEE:

WILLIAMSON COUNTY, T	EXAS
By: Bill Gravell, Jr. County Judge	
	Acknowledgment
State of Texas	§
County of Williamson	§ § §
	cknowledged before me on this the day of , Jr., Williamson County Judge, in the capacity and for the purposes ein.
	Notary Public, State of Texas
PREPARED IN THE OFF	
	Sheets & Crossfield, PLLC 309 East Main Round Rock, Texas 78664
GRANTEE'S MAILING A	DDRESS:
	Williamson County, Texas
	Attn: County Auditor 710 Main Street, Suite 101
	Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

County:

Williamson

TCE-39

Page 1 of 9 September 29, 2022

Parcel No.: Tax ID:

R020843, R020881, & R020563

Highway: Limits: Southeast Loop From: C.R. 137

To: C.R. 404

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,

County:

Williamson

Page 2 of 9

September 29, 2022

Parcel No.:

TCE-39

R020843, R020881, & R020563

Tax ID: Highway:

Southeast Loop

Limits:

From: C.R. 137

To: C.R. 404

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;

County:

Williamson

Parcel No.:

TCE-39

Tax ID:

R020843, R020881, & R020563

Highway: Limits:

Southeast Loop From: C.R. 137

To: C.R. 404

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

Page 3 of 9

September 29, 2022

County:

Williamson

Parcel No.:

TCE-39

Page 4 of 9 September 29, 2022

Tax ID:

R020843, R020881, & R020563

Highway:

Southeast Loop

Limits:

From: C.R. 137

To: C.R. 404

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

00000

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

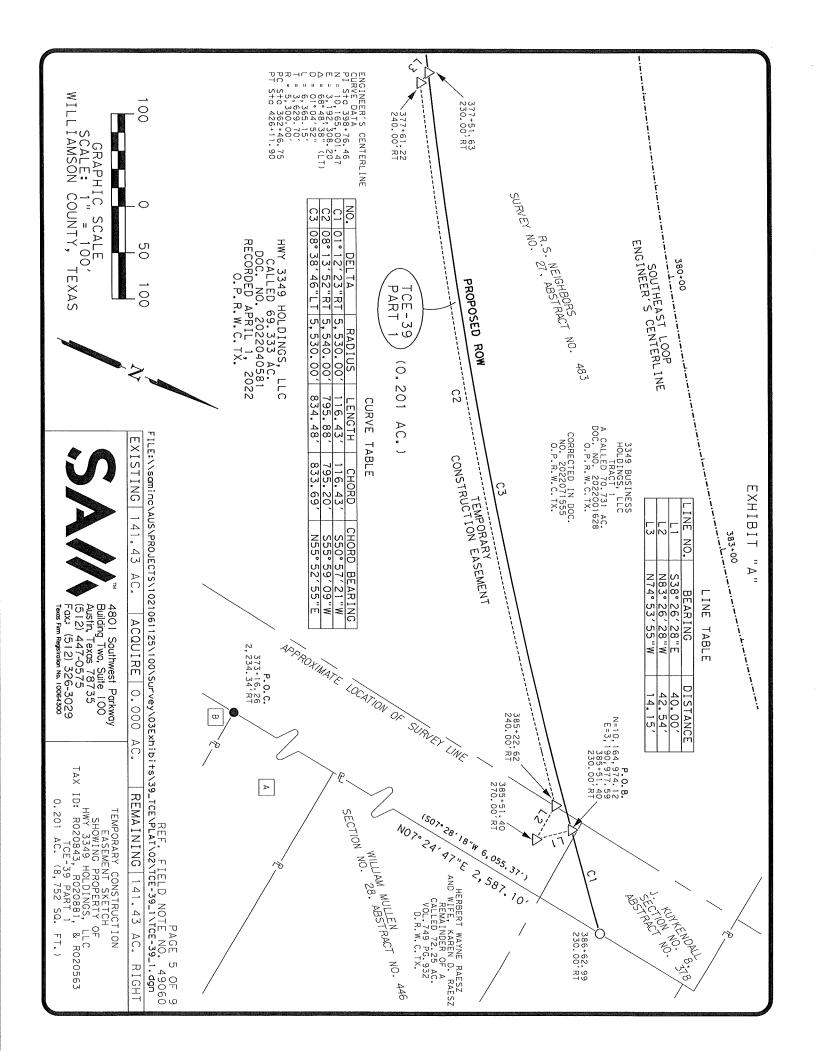
4801 Southwest Pkwy Building Two, Suite 100 Austin, Texas 78735 TX. Firm No. 10064300

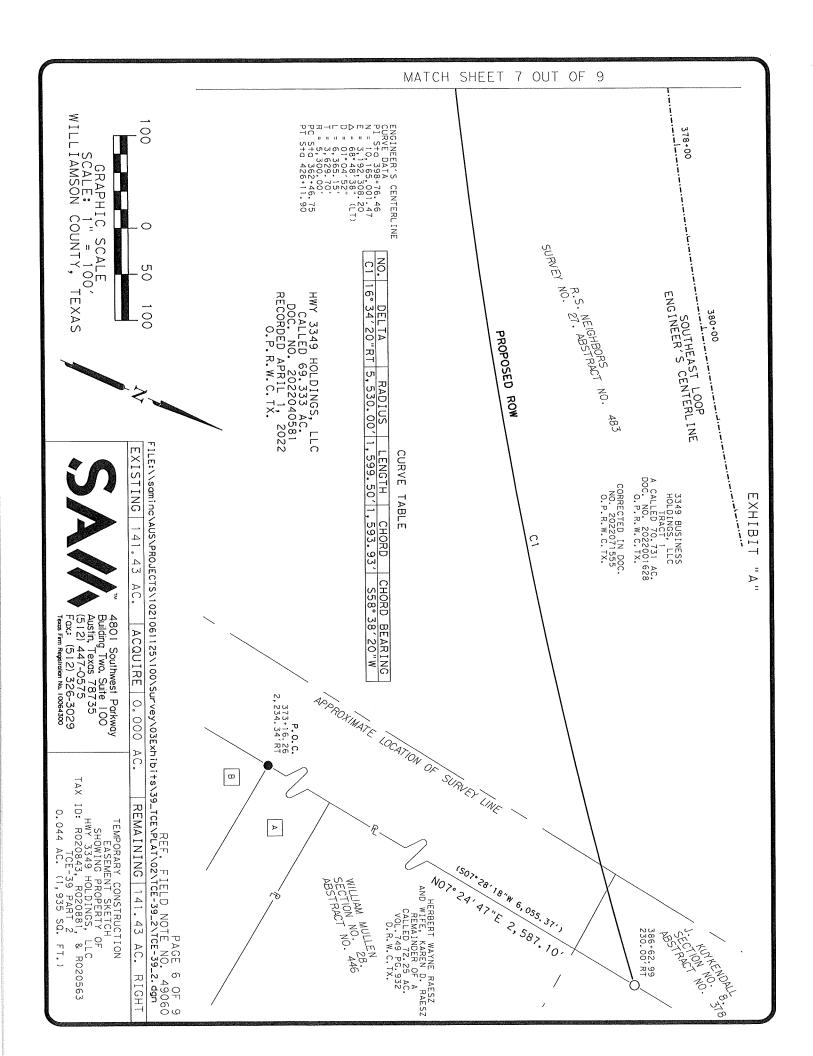
Scott C. Brashear

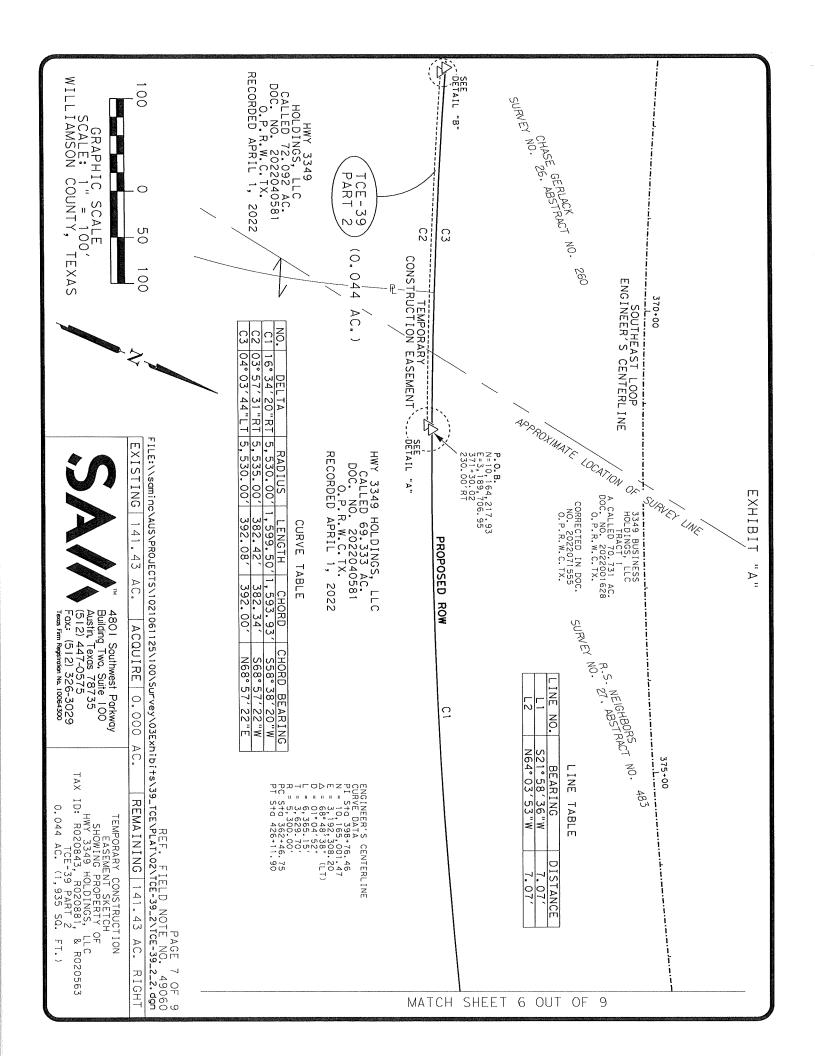
Registered Professional Land Surveyor

No. 6660 - State of Texas

or CR







SCHEDULE

THIS SURVEY HEREON WAS PREPARED IN CONJUCTION 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 EVIDENCE OF THE MATTERS. (WE) ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

POWER & LIGHT COUNTY, TEXAS 2011072901, ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS 8. LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 72901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT) TEXAS

3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT) TEXAS

4. A CHA HIGHWAY COUNTY, CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND WAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED TY, TEXAS. (DOES NOT AFFECT) RECORDS, S, WILLIAMSON

5. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABL TO PLOT, MAY AFFECT) E S

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 DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, TO PLOT, MAY AFFECT) TO SEMINOLE PIPELINE COMPANY AS WILLIAMSON COUNTY, TEXAS. (UNABL

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

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

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

> 12. ANY VISIBLE . ACROSS THE LAND, HEREIN DEFINED. AND APPARENT EASEMENT, EITHER I PUBLIC OR | D BY THE PUBLIC RECORDS Š

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 I 2022040581, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE) ö

TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED REFERENCED INSTRUMENT AND THE COMPANY MAKES NO OR HOLDER OF SUCH INTEREST(S). SUBSEQUENT TO THE REPRESENTATION AS DATE OF THE ABOVE TO THE OWNERSHIP

15. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-725-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)

16. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C358 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

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

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)

RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

19.

20. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL ACREEMENTS. (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.

AND 21. ASSESSMENT OF ROLLBACK OR S PENALTIES WHICH MAY ACCRUE.

SUPPLEMENTAL

TAXES

AGAINST

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AND

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INTEREST

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

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

PAGE 8 OF 9 FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibi+s\39_TCE\PLAT\02\TCE-39_2\TCE-39_2\TCE-39_2\Z.dgn

TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
HWY 3349 HOLDINGS, LLC
X ID: RO20843, RO20881, & RO
TCE-39 PART 1 AND 2 SQ. LLC , & R020563 10 2 1. FT.)

XISTING 1

41

43 AC.

ACQUIRE

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AC.

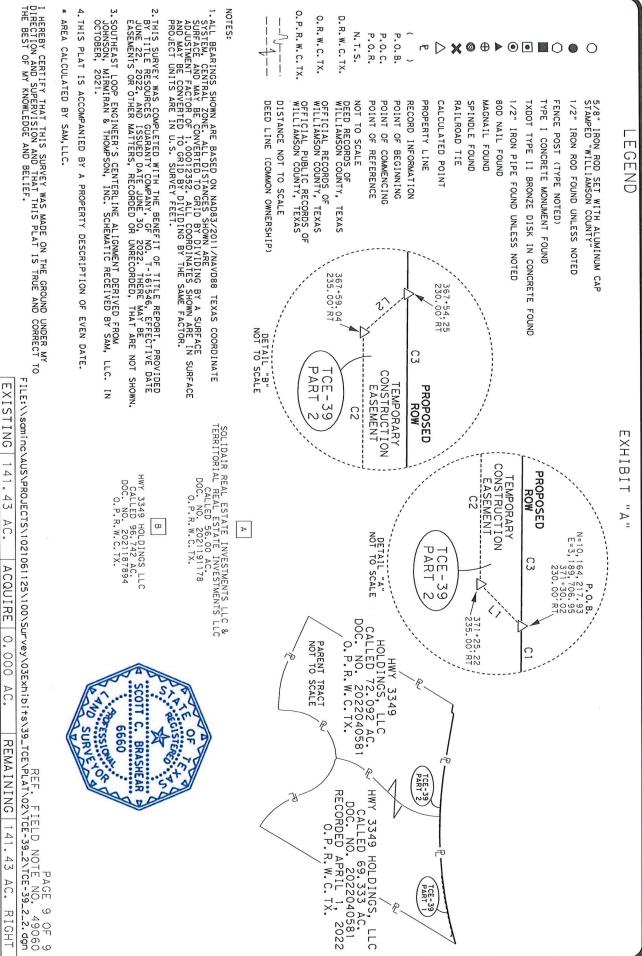
REMAINING

43

AC.

W

1 GHT



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

9/29/ DATE

9/29/22

4801 Buildin Ausfin, (512)

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

TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
HWY 3349 HOLDINGS, LLC
TAX ID: RO20843, RO20881, & RO20563
TCE-39 PART 1 AND 2
0.245 AC. (10,687 SQ. FT.)

AWING DATE:	2/2	5/2022			FILENAM	E: pw: \	1/2 \imt-) II	Y. COMIL IN	1t-pw-0		3 '' ments\Pr	olects\20	16\16-18	13-00	5\Desig	n\4 - Des	sian\Mas	ster De	slgr
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DRAWING DATE: Design\Master Design File NOTES: OFF=-40.00 EL.=615.81 OFF=-40.00 EL.=616.60 OFF=-40.00 EL.=615.33 OFF=-40.00 EL.=616.24 1382+00.00 1382+50.00 1383+50.00 1383+00.00 HORIZONTAL SCALE OFF=33,78 EL.=614.30 VERTICAL SCALE SOUTHEAST LOOP SEGMENT 2 PHASE I ô 0, 10, 0, 10, 8 8 EBFR

CROSS SECTION SHEET 129 OF 150

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DRAWING DATE: 1385+00.00 384+50.00 \mathcal{C} 385+50. 84+00.00 HORIZONTAL SCALE OFF=34.52 EL.=614.67 VERTICAL SCALE SOUTHEAST LOOP SEGMENT 2 PHASE I 0′ 10′ EBFR

CROSS SECTION SHEET 130 OF 150

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DRAWING DATE: NOTES: OFF=-79.98 EL.=621.59 OFF = -77. 46 EL. = 621.31 OFF=-77.85 EL.=621.60 OFF=-72.74 EL.=619.79 OFF =- 70.50 EL. = 619.59 OFF=-57.74 EL.=619.79 OFF=-55.50 EL.=619.59 OFF=-40.00 EL.=622,33 OFF=-40.00 EL.=622.83 DFF=-40.00 EL.=623.31 OFF=-40.00 EL.=623.72 W W 394+5((0 4+00 S + 00 + OFF=-0.00 EL.=623.37 OFF=-0.00 EL.×624.35 OFF=-0.00 EL.=623.87 S $\bigcirc^{\tt n}$ HORIZONTAL SCALE OFF-33, 32 ICEL, =621, 54 VERTICAL SCALE SOUTHEAST LOOP SEGMENT 2 PHASE ! o' 10' ة**ا** ا WILL IAMSON SHEET 135 OF :40