

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS

§

Parcel No.: 46/46DE/46TCE

COUNTY OF WILLIAMSON

§

Project: Southeast Loop Seg. 2

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **3349 BUSINESS HOLDINGS, LLC** (the "Grantor" whether one or more), grants to the County, their contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing the Southeast Loop Segment 2 roadway project and related appurtenances, drainage facility/grading and utility relocations (the "Roadway Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map or other description (attached as "Exhibits "A-C") and made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing a roadway, utility adjustments and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use, the County will tender to the Grantor payment in the amount of **SIX MILLION FIVE HUNDRED FIFTY-THREE THOUSAND ONE HUNDRED NINETY-EIGHT and no/100 DOLLARS (\$6,553,198.00)** (the "Entry Deposit"). The County will be entitled to take possession and use of the Property as of the Effective Date, subject to the conditions in paragraph 13 below, if any. The parties agree that the Entry Deposit tendered represents 100% payment of the County's original approved offer value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the County's determination of the just compensation owed to the Grantor for the real property interest to be acquired by the County in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas and sulphur. The parties agree that the Entry Deposit tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' award, or court judgment. In the event the amount of the final settlement or judgment for acquisition of the Property is less than the amount of the Entry Deposit, then the Grantor agrees that the

difference between the amount of the Entry Deposit tendered and the amount of such final settlement or judgment for acquisition of the Property represents an overpayment and, upon written notice from the County, the Grantor will promptly refund the difference between the Entry Deposit and the amount of the settlement or judgment to the County.

3. The effective date of this Agreement will be the date on which payment of the Entry Deposit pursuant to Paragraph 2 above was tendered in full to the Grantor by the County, or delivered by Grantee to a title company acting as escrow agent for the transaction (the "Effective Date").
4. The Grantor warrants and represents by, through, and under Grantor but not otherwise, that the title to the Property is free and clear of all liens and encumbrances identified on the title commitment No. T-162378 issued by Texas National Title, Inc., effective September 21, 2022 (and any subsequent updates prior to the Effective Date), and that proper releases will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.

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

- A. Visible and apparent easements not appearing of record;
 - B. Any discrepancies, conflicts or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and,
 - C. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect as of the Effective Date.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be July 31, 2023.
 6. This Agreement is made with the understanding that the County will continue to proceed with acquisition of a real property interest in the Property. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain

proceedings, except as such removal or construction of improvements may impact or damage the Remainder. No beneficial project influence will impact the appraised value of the Property to be acquired. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.

7. In the event the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Payment of any interest may be deferred by the County until entry of judgment.
8. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Project without delay and to allow the Grantor to have the use at this time of 100% of the Entry Deposit. The Grantor expressly acknowledges that the proposed Roadway Construction Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Roadway Construction Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
9. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date.
10. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the Property either by negotiation, settlement, or final court judgment.
11. The Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. The extraction of oil, gas and minerals may not affect the geological stability of the surface.
12. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
13. It is agreed the County will record this document.
14. There shall be no drinking liquor, hunting, or fishing on the Property or any of Grantor's lands by the County, its officers, agents, employees, contractors, invitees, guests, or representatives at any time. No firearms or fishing equipment shall be taken on the property by the County, its officers, agents, employees, contractors, invitees, guests or representatives at any time. The County, its contractors, and any and all persons entering the Property under this Agreement shall not perform disorderly conduct and a portable sanitary facility shall be made available for the County's contractors and any and all persons entering the Property under this

agreement.

15. The County shall have the right to remove any fence that now crosses the Property. Prior to cutting any fence, however, the County shall give timely notice to the Grantor to brace the existing fence to be cut adequately on both sides of the proposed cut by suitable H-braces to prevent the remainder of the fence from sagging. The County shall take reasonable steps to ensure that cattle, horses and/or other livestock cannot stray from the fenced pastures, including but not limited to informing Grantor of any fence removal and allowing for reasonable time to relocate said livestock. The County and its designated contractors, employees, and invitees agree to keep any and all gates and fences closed and locked at all times except when passing through same.
16. Other conditions: Should the Special Commissioners' Award (if any) be greater than the Entry Deposit paid pursuant to paragraph 2 herein, the County shall tender the difference to the registry of the court within 30 (thirty) days of the date that the Special Commissioners' Award is entered.
17. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration recited herein:

Tenants: Roger Seggern

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

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

[signature pages follow]

GRANTOR:

3349 BUSINESS HOLDINGS, LLC

By: Sathish Babu Chakka

Name: SATHISH BABU CHAKKA

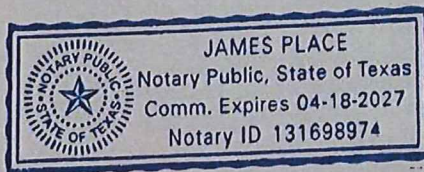
Its: Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 1 day of June, 2023 by Sathish Babu Chakka, in the capacity and for the purposes and consideration recited herein.



[Signature]
Notary Public, State of Texas

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

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

Notary Public, State of Texas

TENANT:

Roger Seggen

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 8 day of June, 2023 by Roger seggen, in the capacity and for the purposes and consideration recited herein.

Patricia Medner

Notary Public, State of Texas

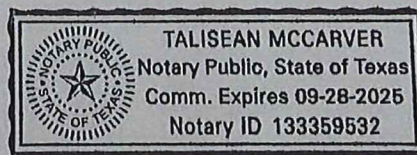


EXHIBIT "A"

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

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September 28, 2022

PROPERTY DESCRIPTION FOR PARCEL 46

DESCRIPTION OF A 60.628 ACRE (2,640,956 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS, AND IN THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, WILLIAMSON COUNTY, TEXAS, AND ALSO IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 202207155 O.P.R.W.C.TX., ALSO A PORTION OF 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 60.628 ACRE (2,640,956 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the common line of said 92.278 acre tract and remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

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

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

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

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

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

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- 4) S 68°17'38" W, a distance of 119.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 403+94.25, said point being a beginning of a curve to the right,
- 5) With said curve to the right, an arc distance of 424.29 feet, through a delta 04°23'36", having a radius of 5,533.50 feet, and a chord that bears S 33°50'00" W, a distance of 424.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 399+87.87,
- 6) S 38°04'07" W, a distance of 201.17 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 397+95.14, said point being the beginning of a curve to the right, and
- 7) With said curve to the right, an arc distance of 1,038.80 feet, through a delta 10°45'46", having a radius of 5,530.00 feet, and a chord that bears S 43°29'42" W, a distance of 1,037.27 to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 right of Southeast Loop E.C.S. 387+99.55 on the common line of said 92.278 acre tract and of a remainder of a called 72.25 acre tract of land, described in a deed to Herbert Wayne Raesz and wife, Karen D. Raesz, recorded in Volume 749, Page 932, D.R.W.C.TX.;

8) **THENCE** N 82°29'42" W, departing the proposed south right-of-way line of said Southeast Loop, with a common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, a distance of 95.71 feet to a 1/2 inch iron rod on the east line of said 70.731 acre tract, for the northwest corner of said remainder of a called 72.25 acre tract;

9) **THENCE** S 07°24'47" W, departing the common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, with the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, a distance of 105.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 386+62.99 on the proposed south right-of-way line of said Southeast Loop, for the beginning of a Control of Access (C.O.A.), same being the southeast corner of said 70.731 acre tract, also being the northeast corner of a called 69.333 acre tract of land, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., said point being the beginning of a curve to the right;

THENCE departing the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, with the proposed south right-of-way line of said Southeast Loop, over and across said 70.731 acre tract, the following five (5) courses and distances numbered 10-13:

- 10) With said curve to the right, passing at an arc distance of 423.92 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 382+56.70, for the end of a C.O.A., passing at an arc distance of 1,221.70 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 374+92.10, for the beginning of a C.O.A., passing at an arc distance of 2,160.38 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 365+92.46, for the end of a C.O.A., and continuing for a total arc distance of 2,521.09 feet, through a delta 26°07'15", having a radius of 5,530.00 feet, and a chord that bears S 63°24'47" W, a distance of 2,499.32 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 362+46.75,

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- 11) S 76°28'25" W, a distance of 642.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 356+03.87,
- 12) S 07°48'09" W a distance of 32.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 355+92.16, and
- 13) S 76°28'25" W, a distance of 106.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 354+85.34 on the east line of a called 63.6 acre tract of land, described in a deed to Mark S. Krueger, recorded in Volume 2551, Page 599, Official Records of Williamson County, Texas (O.R.W.C.TX.), for the northwest corner of said called 69.333 acre tract, same being the southwest corner of said 70.731 acre tract and the southwest corner of the parcel described herein;

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

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

- 15) S 82°11'51" E, distance of 97.74 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 379.04 feet left of Southeast Loop E.C.S. 358+39.54,
- 16) S 07°48'09" W, a distance of 160.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 357+81.34,
- 17) N 76°28'25" E, a distance of 465.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 362+46.75, said point being the beginning of a curve to the left, and

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
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- 18) With said curve to the left, passing at an arc distance of 379.82 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 366+43.80, for the beginning of a C.O.A., passing at an arc distance of 931.01 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 371+35.13, for the end of a C.O.A., passing at an arc distance of 1,849.49 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 380+95.28, for the beginning of a C.O.A., passing at an arc distance of 2,652.17 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 389+34.37, for the end of a C.O.A., and continuing for a total arc distance of 4,648.84, through a delta of 52°32'10", having a radius of 5,070.00 feet, and a chord that bears N 50°12'19" E, a distance of 4,487.68 to the **POINT OF BEGINNING**, and containing 60.628 acres (2,640,956 sq. ft.) of land, more or less.

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

Bearing Basis:

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

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

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

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

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



Scott C. Brashear 9/28/2022

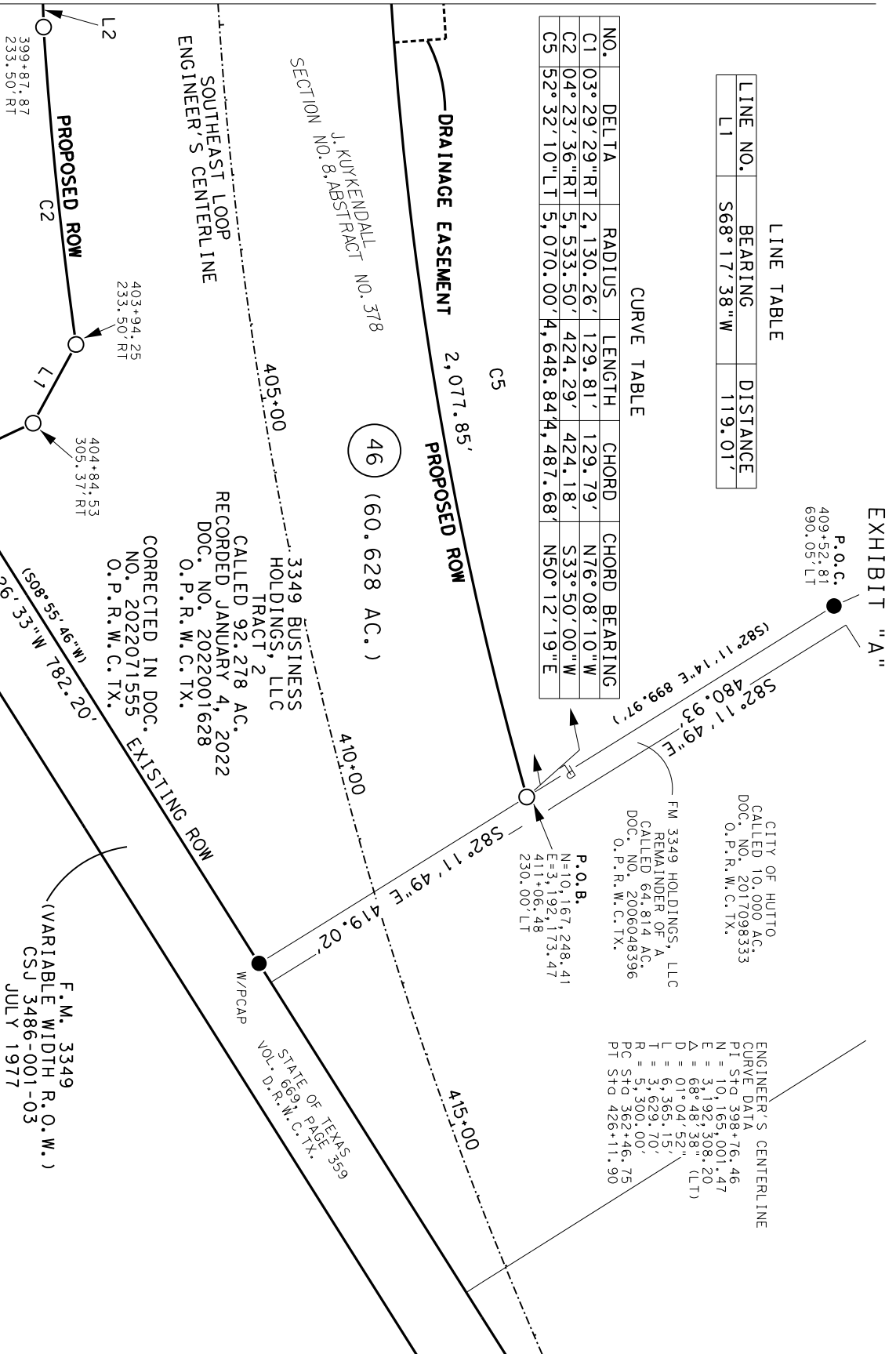
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68°17'38"W	119.01'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°29'29"RT	2,130.26'	129.81'	129.79'	N76°08'10"W
C2	04°23'36"RT	5,533.50'	424.29'	424.18'	S33°50'00"W
C5	52°32'10"LT	5,070.00'	4,648.84'	487.68'	N50°12'19"E



EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC.

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REF. FIELD NOTE NO. 49046

FILE: \\sami\inc\AUS\PROJECTS\1021061125\100\Survey\03Exhibit\bits\46\PLAT\05\p-46-1.dgn

EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	20.516 AC.

GRAPHIC SCALE

SCALE: 1" = 200'

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

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

EXHIBIT "A"
P.O.C.
409+52.81
690.03' LT

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

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

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

P.O.B.
N=10,167,248.41
E=3,192,173.47
411+06.48
230.00' LT

46 (60.628 AC.)

3349 BUSINESS
HOLDINGS, LLC
TRACT 2

CALLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O.P.R.W.C. TX.

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

F.M. 3349
CSJ 3486-001-03
JULY 1977

(S08°55'46"W)
S07°26'33"W 782.20'

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

STATE OF TEXAS
VOL. 669, PAGE 359
O.P.R.W.C. TX.

W/PCAP

EXHIBIT "A"

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

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

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

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 398+76.46
N = 10, 165,001.47
E = 3,192,308.20
Δ = 68°48'38" (LT)
D = 01°04'52"
L = 3,365.15'
T = 3,629.70'
R = 5,390.00'
PC STA 362+46.75
PT STA 426+11.90

LINE TABLE

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

CURVE TABLE

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

DRAINAGE EASEMENT

2,077.85'

PROPOSED ROW

46 (60.628 AC.)

MATCH SHEET 7 OUT OF 11

MATCH SHEET 5 OUT OF 11

TEMPORARY
CONSTRUCTION
EASEMENT

PROPOSED ROW

390+00

ENGINEER'S CENTERLINE

395+00

TEMPORARY
CONSTRUCTION
EASEMENT

TEMPORARY
CONSTRUCTION
EASEMENT

END COA
382+56.70
230.00' RT

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ENGINEER'S CENTERLINE
CURVE DATA
P1 Stc 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 Stc 362+46.75
PT Stc 426+11.90
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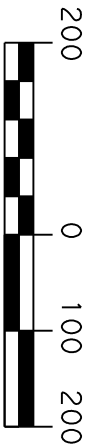


NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	26° 07' 15" RT	5,530.00'	2,521.09'	2,499.32'	S63° 24' 47" W
C5	52° 32' 10" LT	5,070.00'	4648.84'	4,487.68'	N50° 12' 19" E

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

TEMPORARY CONSTRUCTION EASEMENT

MATCH SHEET 6 OUT OF 11



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

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_3.dgn

PAGE 7 OF 11
REF. FIELD NOTE NO. 49046

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

The SAI logo, consisting of the letters "SAI" in a bold, sans-serif font, with a small "TM" trademark symbol to the right.

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

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

EXHIBIT "A"

CHASE GERLACK NO. 260
SURVEY NO. 26, ABSTRACT

3349 BUSINESS
HOLDINGS, LLC

RECORDED JANUARY 4, 2022

CALLLED 70.731 AC.
DOC. NO. 2022001628
O. P. R. W. C. TX.

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

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 398+76.46
N = 10.165, 001.47
E = 31.192, 308.20
Δ = 68°48'38" (LTT)
D = 01°04'32"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC STA 362+46.75
PT STA 426+11.90

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

354+85.34
260.00' RT

356+03.87
230.00' RT

355+92.16
260.00' RT

357+48.49
414.59' LT

358+39.54
379.04' LT

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

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

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

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

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

LINE TABLE

CURVE TABLE

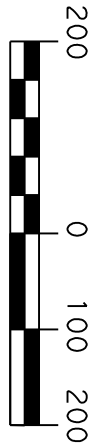
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	26°07'15"RT	5,530.00'	2,521.09'	2,499.32'	S63°24'47"W
C5	52°32'10"LT	5,070.00'	4,648.84'	4,487.68'	N50°12'19"E

MATCH SHEET 7 OUT OF 11

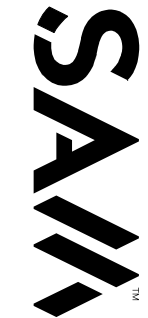
FILE: \\sami\inc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\p-46-4.dgn

PAGE 8 OF 11
REF. FIELD NOTE NO. 49046

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



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



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

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

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
 1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 9. A PIPELINE EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

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

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

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

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

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

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

21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 201812441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

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

23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STILED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERGHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2501, PAGE 181, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

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

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

FILE: \\sami\inc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT105A-46-2.dgn

PAGE 9 OF 11
REF. FIELD NOTE NO. 49046

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



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Texas Firm Registration No. 10064300

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

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

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

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

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

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

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

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

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



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

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

LEGEND

EXHIBIT "A"

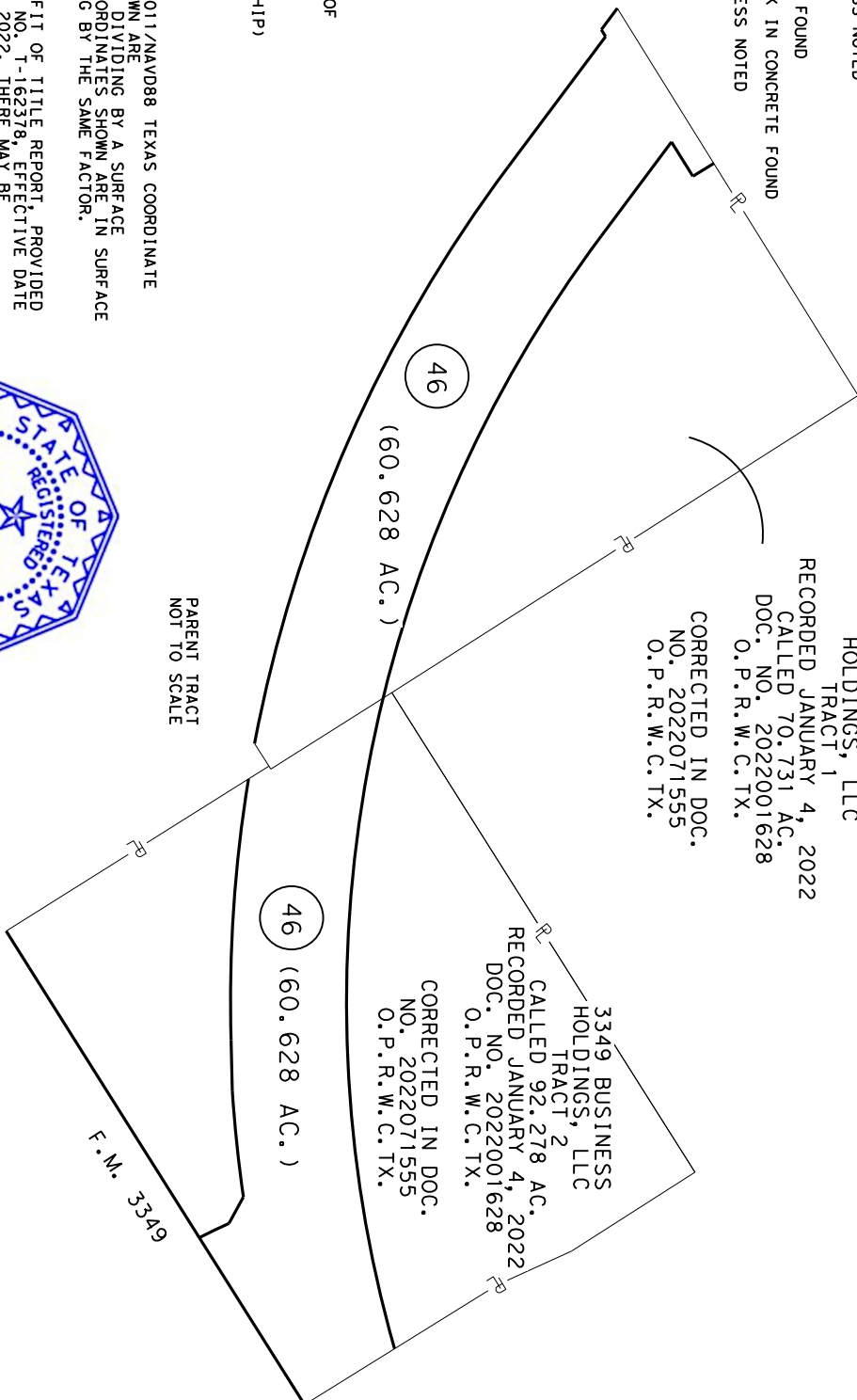
- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◻ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ◻ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊙ SPINDLE FOUND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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSTON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.



PARENT TRACT NOT TO SCALE



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.

EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC.	LEFT
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PAGE 11 OF 11
REF. FIELD NOTE NO. 49046
REMAINING 20.516 AC. RIGHT

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

DATE
9/28/2022



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

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

EXHIBIT "B"

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

Page 1 of 10
September 29, 2022

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 46

DESCRIPTION OF A 6.386 ACRE (278,174 SQ. FT.) EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, AND IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., ALSO A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 6.386 ACRE (278,174 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the north line of said 92.278 acre tract, same being the south line of the remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

THENCE S 82°11'49" E, with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 480.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 411+06.48 on the proposed north right-of-way line of Southeast Loop, said point being the beginning of a curve to the right;

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

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

- 1) With said curve to the right, passing at an arc distance of 1,057.91 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 389+34.37, for the beginning of a Control of Access (C.O.A.), passing at an arc distance of 1,860.59 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 380+95.28, for the end of a C.O.A., passing at an arc distance of 2,779.07 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 371+35.13, for the beginning of a C.O.A., passing at an arc distance of 3,249.08 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 366+43.80 and continuing for a total arc distance of 3,628.90 feet, through a delta 41°00'36", having a radius of 5,070.00 feet, and a chord that bears S 55°58'07" W, a distance of 3,551.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 362+46.75,

EXHIBIT "B"

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

Page 2 of 10
September 29, 2022

- 2) S 76°28'25" W, a distance of 465.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 357+81.34, for the southwest corner of the easement described herein, and
- 3) N 07°48'09" E, a distance of 74.07 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 358+08.28, for the northwest corner of the easement described herein;

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

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

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

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

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

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

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT “B”

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

Page 3 of 10
September 29, 2022

- 9) S 54°32'11" E, a distance of 69.00 feet to the **POINT OF BEGINNING**, and containing 6.386 acres (278,174 sq. ft.) of land, more or less.

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

Bearing Basis:

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

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

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

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

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

 9/29/22

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



EXHIBIT "B"

ENGINEER'S CENTERLINE
CURVE DATA
PT Sta 398+76.46
N = 101.65, 001.47
E = 31.96, 308.20
Δ = 68°48'38" (LT)
D = 01°04'52"
L = 6,365.15'
T = 3,629.70'
R = 5,300.00'
PC Sta 362+46.75
PT Sta 426+11.90

LINE TABLE

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

CURVE TABLE

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

P.O.C. 409+52.81
690.05' LT
CITY OF HUTTO
CALLED 10.000 AC.
DOC. NO. 2017098333
O.P.R.W.C.TX.

MATCH SHEET 5 OUT OF 10

DRAINAGE EASEMENT

DE-46

(6.386 AC.)

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

3349 BUSINESS
HOLDINGS, LLC
TRACT 2

CALLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O.P.R.W.C.TX.

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

PROPOSED ROW

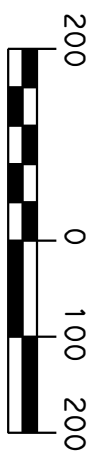
405+00

410+00

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

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

EXISTING ROW
STATE OF TEXAS
VOL. D.R. NO. C.TX. 359



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

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

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46-DE\PLAT\02\DE-46-1.dgn

PAGE 4 OF 10
REF. FIELD NOTE NO. 49083



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

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

MATCH SHEET 6 OUT OF 10

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

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

CURVE TABLE

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

3349 BUSINESS HOLDINGS, LLC
TRAC 2
CALLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O.P.R.W.C.TX.
CORRECTED IN DOC. 390+00
NO. 2022071555
O.P.R.W.C.TX.

CORRECTED IN DOC. 390+00
NO. 2022071555 -----
O.P.R.W.C.TX.

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

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

PROPOSED ROW
J. KYKENDALL NO. 378
8 ABSTRACT

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

1,057.91'

C2

DE-46 (6.386 AC.)

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

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
FILE\\seminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibit's\46_DE\PLAT\02\DE-46.2.dgn					

PAGE 5 OF 10
REF. FIELD NOTE NO. 49083

SAITM

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

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

MATCH SHEET 4 OUT OF 10

MATCH SHEET 7 OUT OF 10

3349 BUSINESS
HOLDINGS, LLC
TRACT 1

TRACT 1

CALLER 10.731 AC.
RECORDED JANUARY 4, 2022
DOC NO 2022061528

O.P.R.W.C.TX.

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

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

BEGIN COA
371+35.13
230.00' LT

DRAINAGE EASEMENT

PROPOSED ROW 918.48'

DE-46 (6. 386 AC.)

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ENGINEER'S CENTERLINE  
CURVE DATA  
PI StD 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 StD 362+46.75  
PT StD 426+11.90
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CHASE GERLACK
NO. 26. ABSTRACT NO. 260
SURVEY

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

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41° 00' 36" RT	5, 070. 00'	3, 628. 90'	3, 551. 93'	S55° 58' 07" W
C3	22° 12' 54" LT	5, 001. 00'	1, 939. 02	1, 926. 90	N65° 21' 57" E

CURVE TABLE

MATCH SHEET 5 OUT OF 10

PAGE 6 OF 10
REF. FIELD NOTE NO. 49083

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46-3.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC. LEFT
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DRAINAGE EASEMENT SKETCH

SHOWING PROPERTY OF

3349 BUSINESS HOLDINGS, LLC

TAX ID: R442484, R624084, & R447759

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

The logo for SAIR (Society for Advancing Innovation in Research) is displayed vertically. It features the letters 'S', 'A', and 'I' in a large, bold, sans-serif font, with the 'R' in a smaller, regular weight. A small 'TM' trademark symbol is located to the right of the 'R'.

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

LINE TABLE

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

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41° 00' 36" RT	5, 070. 00'	3, 628. 90'	3, 551. 93'	S55° 58' 07" W
C3	22° 12' 54" LT	5, 001. 00'	1, 939. 02	1, 926. 90	N65° 21' 57" E

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

CHASE GERLACK
SURVEY NO. 26. ABSTRACT NO. 260

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

3349 BUSINESS
HOLDINGS, LLC

RECORDED JANUARY 4, 2022
CALLED 70.731 AC.
DOC. NO. 2022001628
O.P.R.W.C. TX.

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

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

MASILLON FARLEY A-2338

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

360+00

DE-46 (6.386 AC.)

CHASE GERLACK NO. 260
SURVEY NO. 26. ABSTRACT

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

EXISTING	AC	ACQUIRE	REMAINING
163.009	0.000	163.009	AC.

PAGE 7 OF 10
REF. FIELD NOTE NO. 49083

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
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REMAINING	163.009 AC.
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4801 Southwest Parkway

DRAINAGE EASEMENT SKETCH

SHOWING PROPERTY OF

3349 BUSINESS HOLDINGS, LLC

TAX ID: R442484, R624084, & R447759

SAI

24801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

6. 386 AC. (278, 174 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
 1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 9. A PIPELINE EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
17. A WATER PIPELINE EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 201812441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STILED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERGHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2501, PAGE 181, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STILED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERGHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FOX: (512) 326-3029
Texas Firm Registration No. 10064300

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

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

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

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

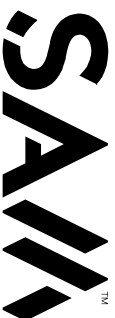
29. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES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

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

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

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

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
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4801 Southwest Parkway
Building Two, Suite 100
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DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
DE-46
6.386 AC. (278,174 SQ. FT.)

LEGEND

- 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
- ▲ BOD NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊙ SPINDLE FOUND
- ⊗ RAILROAD TIE
- ✕ CALCULATED POINT
- △ PROPERTY LINE
- ⌒ RECORD INFORMATION
- () POINT OF BEGINNING
- P.O.B. POINT OF COMMENCING
- P.O.C. POINT OF REFERENCE
- P.O.R. NOT TO SCALE
- N.T.S. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM O. JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

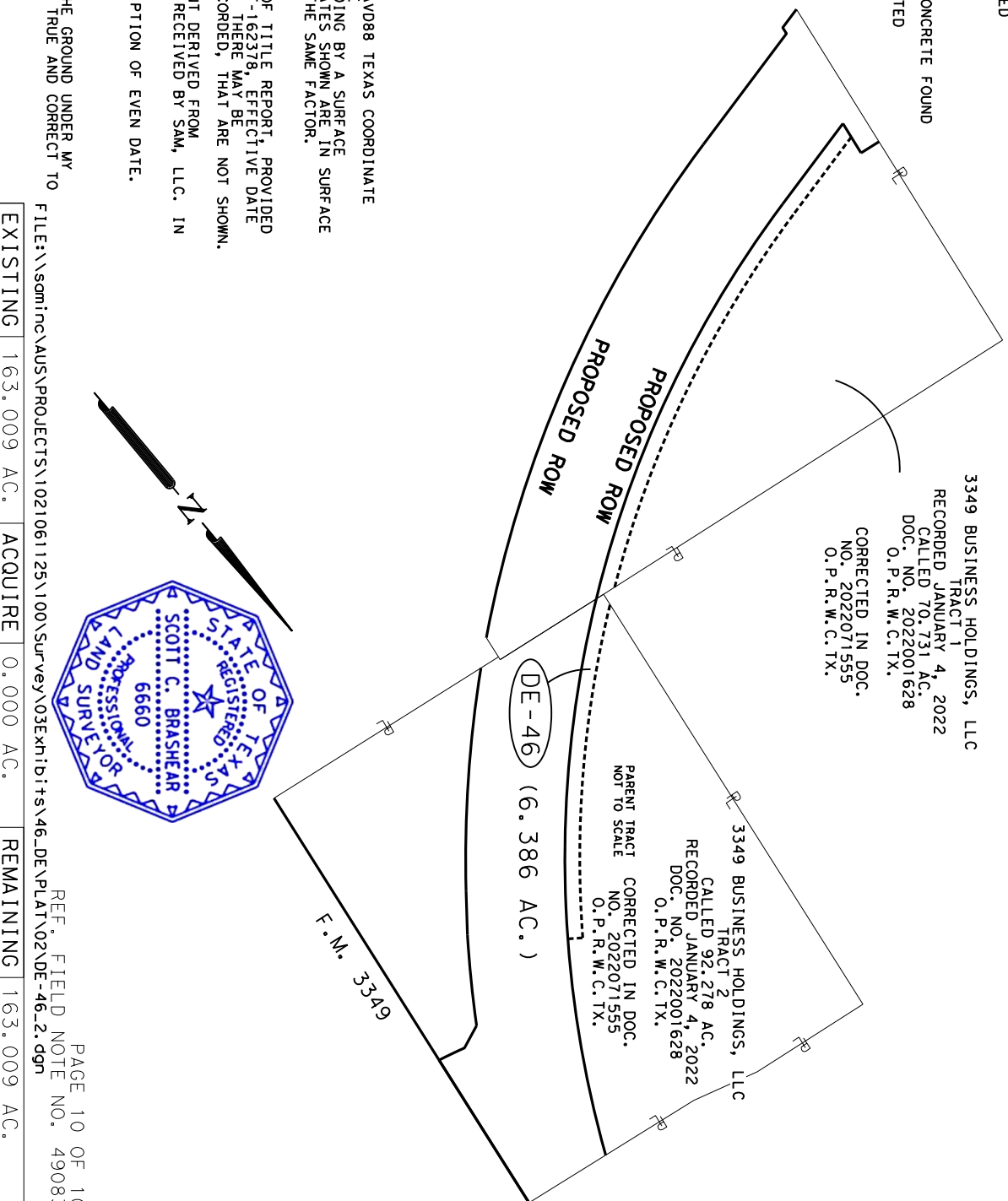
* AREA CALCULATED BY SAM, LLC.

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

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

9/29/2022
DATE

EXHIBIT "B"



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

EXHIBIT "C"

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

Page 1 of 7
September 29, 2022

PROPERTY DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT 46

DESCRIPTION OF A 0.466 ACRE (20,309 SQ. FT.) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN A DEED TO 3349 BUSINESS HOLDINGS, LLC, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., SAID 0.466 ACRE (20,309 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 2,234.34 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 373+16.39 on the east line of a called 69.333 acre tract, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., for the northwest corner of a called 96.742 acre tract of land, described in a deed to HWY 3349 Holdings LLC, recorded in Document No. 2021187894, O.P.R.W.C.TX., same being the southwest corner of a called 56.00 acre tract of land, described in a deed to Solidair Real Estate Investments LLC and Territorial Real Estate Investments LLC, recorded in Document No. 2021191178, O.P.R.W.C.TX. ;

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

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

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

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

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

EXHIBIT "C"

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

Page 2 of 7
September 29, 2022

- 3) With said curve to the right, an arc distance of 790.71 feet, through a delta of 08°09'20", having a radius of 5,555.00 feet, and a chord that bears S 44°34'19" W, a distance of 790.04 feet to a calculated point 255.00 feet right of Southeast Loop E.C.S. 388+20.52 on the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, for the southwest corner of the easement described herein;
- 4) **THENCE** N 82°29'42" W, with the common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, a distance of 33.26 feet to the **POINT OF BEGINNING**, and containing 0.466 acres (20,309 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinates 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 Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

FN 49046

SAM Job No. 61125

EXHIBIT "C"

CURVE TABLE

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

LINE TABLE

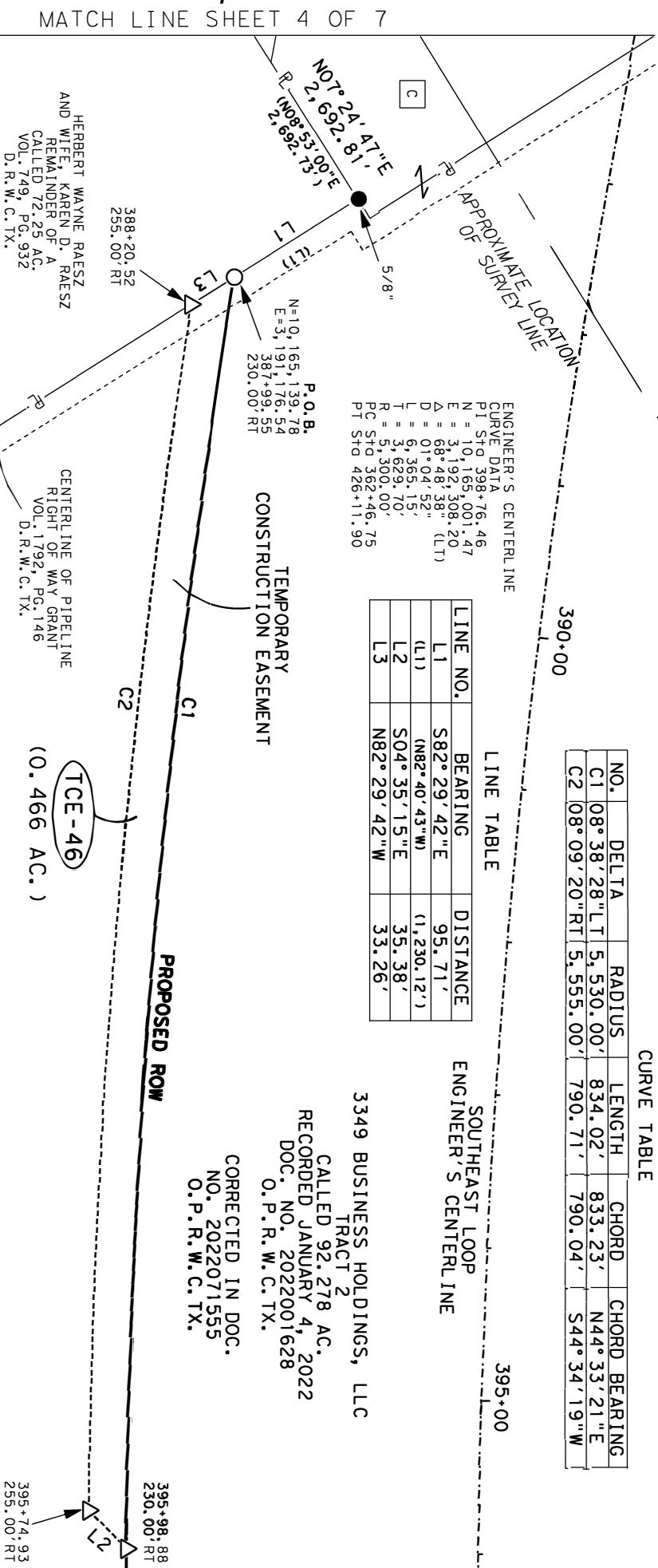
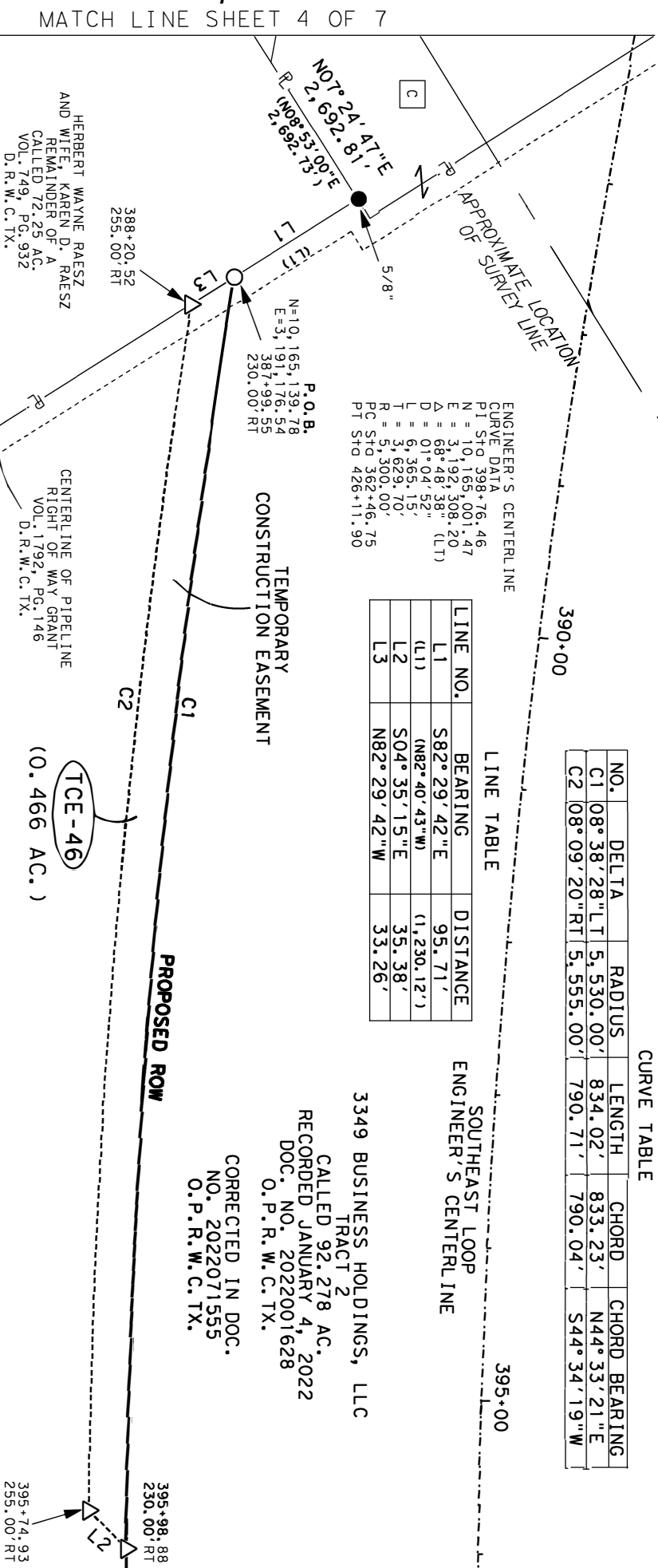
LINE NO.	BEARING	DISTANCE
L1	S82° 29' 42" E	95.71'
(L1)	(N82° 40' 43" W)	(1,230.12')
L2	S04° 35' 15" E	35.38'
L3	N82° 29' 42" W	33.26'

SOUTHEAST LOOP ENGINEER'S CENTERLINE

3349 BUSINESS HOLDINGS, LLC
TRACT 2

CALLLED 92.278 AC.
RECORDED JANUARY 4, 2022
DOC. NO. 2022001628
O.P.R.W.C. TX.

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



FILE: \\samin\AUS\PROJECTS\1021061125\100\SURVEY\03E\h1d1ts\46_TCE\PLAT\04\TCE-46.dgn
REF. FIELD NOTE NO. 49046
PAGE 3 OF 7

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

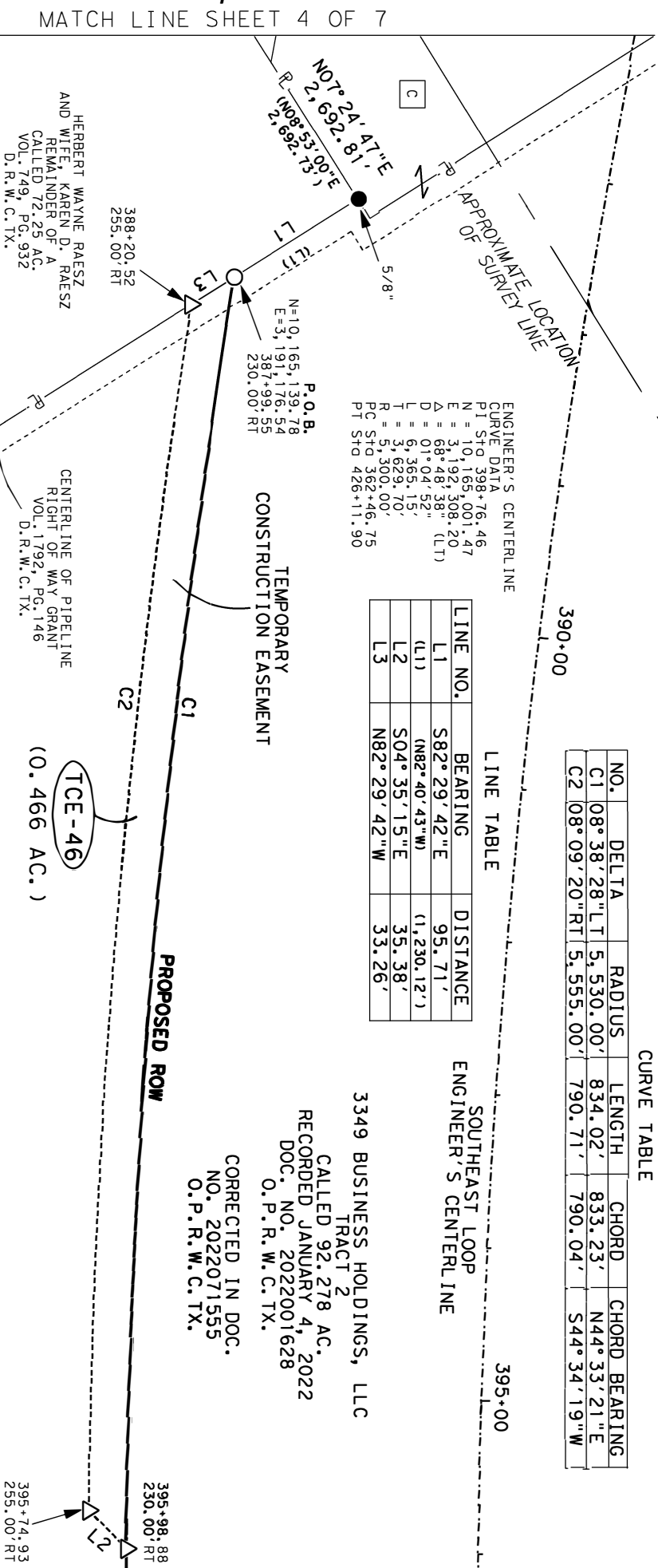
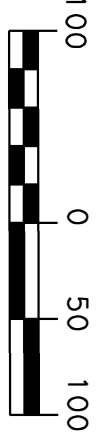
TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF



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

3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
TCE-46
0.466 AC. (20,309 SQ. FT.)

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



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

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

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

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

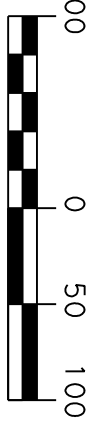
NO 7° 24' 47" E
2,692.81'
(NO 8° 53' 00" E
2,692.73')
HERBERT WAYNE RAESZ
AND WIFE, KAREN D. RAESZ
REMAINDER OF A
CALLED 72.25 AC.
VOL. 749, PG. 932
D.R.W.C.TX.

WM. MULLENA-446

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

APPROXIMATE LOCATION OF SURVEY LINE

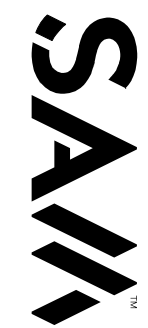
MATCH LINE SHEET 3 OF 7



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

FILE: \\samin\c\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46-2.dgn
REF. FIELD NOTE NO. 49046
PAGE 4 OF 7

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.
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4801 Southwest Parkway
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Austin, Texas 78735
(512) 447-0575
FAX: (512) 326-3029
Texas Firm Registration No. 10064300

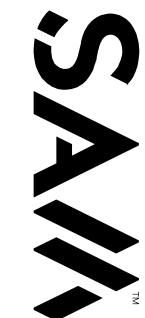
TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
TCE-46
0.466 AC. (20,309 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
 1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 9. A PIPELINE EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
17. A WATER PIPELINE EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANYVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 201812441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STILED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERGHAN AND EMZY 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. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STILED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERGHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)



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Texas Firm Registration No. 10064300

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

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

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

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

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

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

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

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



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

LEGEND

- 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
- 1- 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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRIAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

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

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

DATE

9/29/2022

EXHIBIT [C]

3349 BUSINESS HOLDINGS, LLC

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

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

PARENT TRACT
NOT TO SCALE

TCE-46 (0.466 AC.)

F.M. 3349

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

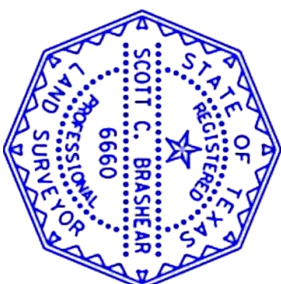
B
HWY 3349 HOLDINGS LLC
CALLED 96.742 AC.
DOC. NO. 2021187894
O.P.R.W.C. TX.

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

3349 BUSINESS HOLDINGS, LLC

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

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



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

PAGE 7 OF 7
REF. FIELD NOTE NO. 49046

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

SAM

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TEMPORARY CONSTRUCTION

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