

## **REAL ESTATE CONTRACT**

### **Ronald Reagan Widening Right of Way + Waterline Easement**

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **RIO RANCH TEXAS LLC, a Texas limited liability company** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS**, on behalf of itself regarding the fee purchase of Parcels 48P1 and 48P2, and on behalf of the City of Georgetown ("City") pursuant to the terms of that certain Interlocal Agreement with respect to easement interest purchase of Parcels 48E and 47EP9, as such parcels are hereinafter described (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

## **ARTICLE I PURCHASE AND SALE**

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

Lot 19, Block D, RIO RANCH, a subdivision in the City Liberty Hill, Williamson County, Texas, according to the map or plat of record in Document Number 2022130163 of the Official Public Records of Williamson County, Texas, as depicted on Exhibit "A" attached hereto and incorporated herein (**Parcel 48P1**); and

All of that certain 0.0991 acre (4,318 square foot) tract of land situated in the B. Manlove Survey, Abstract No. 417, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein (**Parcel 48P2**); and

Waterline easement interest only to the City of Georgetown, Texas in and across that certain 0.6357 acre (27,639 square foot) tract of land situated in the B. Manlove Survey, Abstract No. 417, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "C" attached hereto and incorporated herein (**Parcel 48E**); and

Waterline easement interest only to the City of Georgetown, Texas in and across that certain 0.0361 acre (1,574 square foot) tract of land situated in the B. Manlove Survey, Abstract No. 417, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "D" attached hereto and incorporated herein (**Parcel 47EPart9**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not

otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

## **ARTICLE II PURCHASE PRICE**

### Purchase Price

2.01. The Sales Price for the fee simple portion of the Property interests described in Exhibits A & B, any improvements on the Property, and any cost of cure or damage to the remaining property of Seller, shall be the sum of TWO HUNDRED EIGHTEEN THOUSAND NINE HUNDRED TWENTY-FIVE and 00/100 Dollars (\$218,925.00) (the "Sales Price").

2.01.1. The Easement Price for the waterline easement interest portion of the Property interests described in Exhibits C & D to be conveyed to the City of Georgetown, Texas, any improvements on the Property, and any cost of cure of damage to the remaining property of Seller from this portion of the acquisition, shall be the sum of SEVENTY-THREE THOUSAND ONE HUNDRED SIXTY-EIGHT and 00/100 Dollars (\$73,168.00) (the "Easement Price", together with the Sales Price, the "Purchase Price").

### Payment of Purchase Price

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

### Special Provisions

2.03. Potential Driveway Location. By execution of this Agreement, Purchaser acknowledges that the remaining property of Seller (the "*Seller's Other Property*") is subject to driveway location spacing and sight distance analysis under current Williamson County access management rules (the "*Access Rules*"). Any driveway permit sought by Seller for access to Seller's Other Property to Ronald Reagan Boulevard shall require application, review and approval from the County Road & Bridge Department per applicable driveway/access design requirements all as promulgated under the Access Rules, including but not limited to a possible right turn deceleration lane. If and when Ronald Reagan is expanded to four (4) lanes, *but not before*, any driveway for the benefit of Seller's Other Property shall be restricted to right turn in/right turn out. (the "*Right Turn Requirements*"). For the avoidance of doubt, the Right Turn Requirements shall *only* be a condition for a driveway permit to service Seller's Other Property if such permit application is submitted after the completion of NB Ronald Reagan as depicted on Exhibit A (the "*Ronald Reagan Expansion*") with any application for driveway permit before the Ronald Reagan Expansion not being subject to the Right Turn Requirements for initial installation, but in any event shall otherwise become subject to the Right Turn Requirements upon construction of the Ronald Reagan Expansion.

**ARTICLE III  
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

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

Miscellaneous Conditions

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

**ARTICLE IV  
REPRESENTATIONS AND WARRANTIES  
OF SELLER**

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

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

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

**ARTICLE V  
CLOSING**

Closing Date

5.01. The closing shall be held at the office of Texas National Title Company on or before November 7, 2024, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

### Seller's Obligations at Closing

5.02. As of the Closing Date Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibits A & B, and deliver a duly executed and acknowledged Water Line Easement (the "Easement"), conveying such interest in the Property described in Exhibits C & D to the City of Georgetown, Texas as Grantee, all free and clear of any and all monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable.
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "E" attached hereto and incorporated herein. The Easement shall be in the form as shown in Exhibit "F" attached hereto and incorporated herein.

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

- (a) The boundary and survey exceptions shall be deleted at the sole cost and expense of Purchaser.
  - (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable at the sole cost and expense of Purchaser; and
  - (c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".
- (4) Deliver to Purchaser possession of the Property if not previously done.

### Purchaser's Obligations at Closing

5.03. As of the Closing Date, Purchaser shall:



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

Prorations

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

Closing Costs

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

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

**ARTICLE VI  
BREACH BY SELLER**

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

**ARTICLE VII  
BREACH BY PURCHASER**

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

has been made, then Seller shall receive the amount of \$5,000 as liquidated damages for any failure by Purchaser.

## **ARTICLE VIII MISCELLANEOUS**

### Notice

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

### Texas Law to Apply

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

### Parties Bound

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

### Legal Construction

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

### Prior Agreements Superseded

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

### Time of Essence

8.06. Time is of the essence in this Contract.

#### Gender

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

8.08. Intentionally omitted.

#### Compliance

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

#### Effective Date

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

#### Counterparts

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

#### Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after November 15, 2024 to enter and possess the Property prior to the Closing Date for the purpose of completing any and all necessary testing and waterline utility relocation only associated with the proposed Ronald Reagan Widening improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the closing of the purchase transaction.

**SELLER:**

Rio Ranch Texas LLC, a Texas limited liability company

By: Texas IRAJ LLC, a Texas limited liability company,  
its Managing Member

By: G. Malik Kafur

Name: Mallik Gilakattula

Its: Manager

Date: 11/15/2024

Address: 3220 Prentiss Lane, Leander, TX, 78641

**PURCHASER:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravell, Jr.  
County Judge

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

Date: \_\_\_\_\_

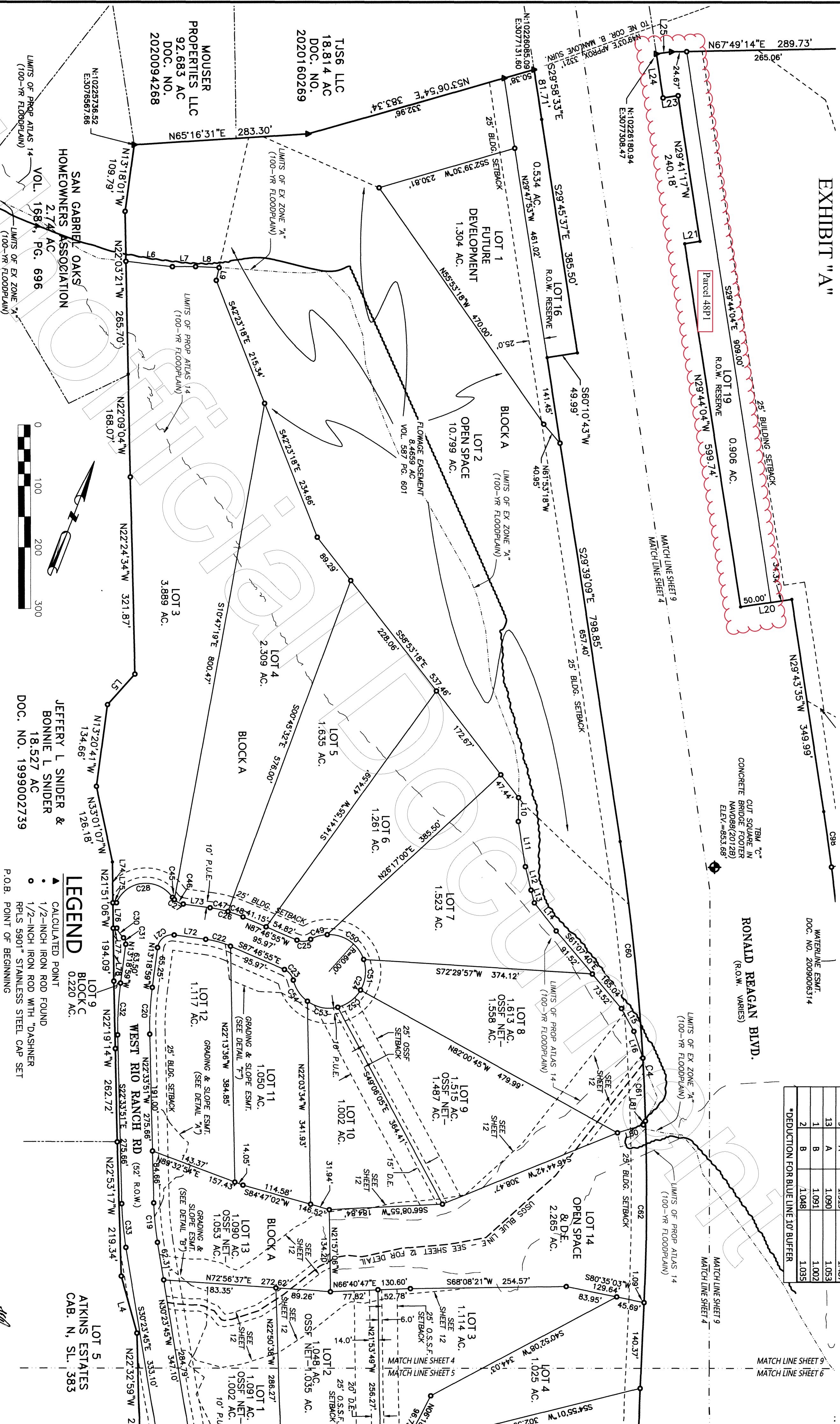
Doc# 2022130163

**RIO RANCH**  
226.102 ACRES OUT OF THE B. MANLOVE SURVEY ABSTRACT NO. 417  
WILLIAMSON COUNTY, TEXAS.

**EXHIBIT "A"**

O.S.S.F. NET ACRES			
LOT	BLK	TOT AREA	NET AREA*
8	A	1.613	1.558
9	A	1.515	1.487
13	A	1.090	1.053
1	B	1.091	1.002
2	B	1.048	1.035

\*DEDUCTION FOR BLUE LINE 10' BUFFER



**LEGEND**

- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- P.O.B. POINT OF BEGINNING

LOT 9  
BLOCK C  
0.220 AC.

JEFFERY L SNIDER &  
BONNIE L SNIDER  
18.527 AC  
DOC. NO. 1999002739

SAN GABRIEL OAKS  
HOMEOWNERS ASSOCIATION  
2.74 AC  
VOL. 168, PG. 696  
LIMITS OF PROP ATLAS 14  
(100-YR FLOODPLAIN)  
LIMITS OF EX ZONE "A"  
(100-YR FLOODPLAIN)

MOUSER  
PROPERTIES LLC  
92.683 AC  
DOC. NO.  
2020094268

TJS6 LLC  
18.814 AC  
DOC. NO.  
2020160269

ATKINS ESTATES  
CAB. N, SL. 383

Owner: **Rio Ranch Texas, LLC**  
Surveyor: **ABRAM DASHNER, RPLS**  
Number of Blocks: 5  
Linear Feet of New Streets: 5,925 LF  
Submission Date: 01/10/2022  
Patent Survey: B. MANLOVE, ABS. 417  
Number of Lots by Type: DEVELOPMENT - 55

CHECKED BY: **AD**  
JOB NUMBER: **226.102**  
ISSUE DATE: **01/10/2022**

4 OF 12

REVISED: 10/26/2022



**County:** Williamson  
**Parcel:** 48 Part 2 – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT **B**  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0991 OF ONE ACRE (4,318 SQUARE FEET) PARCEL OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 18, BLOCK D, RIO RANCH, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2022130163 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), CONVEYED TO RIO RANCH TEXAS, LLC IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2021113730 OF SAID O.P.R.W.C.T., SAID 0.0991 OF ONE ACRE (4,318 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch rebar found in the existing East Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) and the common West line of said Lot 18, Block D, 185.10 feet Right of Ronald Reagan Baseline Station 629+05.84, from which a 1/2-inch rebar found in the existing East ROW line of Ronald Reagan Boulevard and the common West line of said Lot 18, Block D, bears South 29°41'24" East a distance of 350.13 feet;

**THENCE** South 60°18'38" West with the existing East ROW of said Ronald Reagan Boulevard and the common West line of said Lot 18, Block D, a distance of 29.90 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East ROW of Ronald Reagan Boulevard, for the **POINT OF BEGINNING** of the herein described tract, 155.20 feet to the Right of Ronald Reagan Baseline Station 629+05.84 (Grid Coordinates: N=10,225,414.95, E= 3,077,808.30);

1. **THENCE South 60°18'38" West** continuing with the existing East ROW of said Ronald Reagan Boulevard and the common west line of said Lot 18, Block D, a distance of **5.10'** to a Calculated Point, for a West corner of said Lot 18, Block D and the common Southeast corner of Lot 19, Block D, said RIO RANCH SUBDIVISION, 150.10 feet Right of Ronald Reagan Baseline Station 629+05.84;
2. **THENCE North 29°41'24" West** with the West line of said Lot 18, Block D and the common East line of said Lot 19, Block D, a distance of **913.45** feet to a Calculated Point, in the approximate centerline of the North Fork of the San Gabriel River for the North line of said Lot 18, Block D and the common South line of a called 42.000 acre tract of land described in a General Warranty Deed with Vendor's Lien to Highpointe Estate, Inc., recorded in Document No. 2018024178 of said O.P.R.W.C.T., 150.10 feet Right of Ronald Reagan Baseline Station 638+19.29;
3. **THENCE North 64°56'23" East** with the North line of said Lot 18, Block D and the common South line of said 42.000 acre tract and being the approximate centerline of said North Fork of the San Gabriel River, a distance of **4.37** feet to a Calculated Point in the proposed East ROW line of said Ronald Reagan Boulevard, 154.46 feet Right of Ronald Reagan Baseline Station 638+18.94;



**County:** Williamson  
**Parcel:** 48 Part 2 – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

4. **THENCE South 29°44'11" East** over and across said Lot 18, Block D and with the proposed East ROW of said Ronald Reagan Boulevard, at 95.00' passing a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 154.54 feet Right of Ronald Reagan Baseline Station 637+23.94 and continuing for a total distance of **913.09** feet to the **POINT OF BEGINNING**, containing 0.0991 of one acre (4,318 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

 07/10/2024

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

80' 0' 80'



GRAPHIC SCALE

MATCHLINE SHEET 4  
SHEET 3

LOT 18  
BLOCK D  
RIO RANCH SUBDIVISION  
DOC. NO. 2022130163  
O.P.R.W.C.T.

RIO RANCH TEXAS, LLC.  
DOC. NO. 2021113730  
O.P.R.W.C.T.

(48 PART 2)

B. MANLOVE SURVEY  
ABSTRACT No. 417

P.O.B.  
GRID COORDINATES  
N: 10,225,414.95  
E: 3,077,808.30  
STA 629+05.84  
OFF 155.20' RT

P.O.C.  
STA 629+05.84  
OFF 185.10' RT

STA 629+05.84  
OFF 150.10' RT

EXISTING R.O.W. LINE  
S29°41'24"E 350.13'

RONALD REAGAN BLVD  
(R.O.W. VARIES)

EXISTING R.O.W. LINE

## LINE DATA

LINE	BEARING	LENGTH
L1	S60° 18'38"W	29.90'
L2	S60° 18'38"W	5.10'
L3	N64° 56'23"E	4.37'

PARCEL PLAT SHOWING PROPERTY OF

RIO RANCH TEXAS, LLC

07/10/2024

PARCEL 48  
PART 2  
0.0991 ACRES  
4,318 Sq. Ft.

SHEET 3 OF 5

**LSI** LANDESIGN  
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

SCALE  
1" = 80'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON



PLAT TO ACCOMPANY PARCEL DESCRIPTION



GRAPHIC SCALE

HIGHPOINTE ESTATE, INC.  
(42.000 ACRES)  
DOC. NO. 2018024178  
O.P.R.W.C.T.

APPROXIMATE  
CENTERLINE

NORTH FORK  
SAN GABRIEL RIVER

WILLIAMSON COUNTY  
17.616 ACRES  
DOCUMENT NO. 2004093567  
O.P.R.W.C.T.

STA 638+19.29  
OFF 150.10' RT

STA 638+18.94  
OFF 154.46' RT

STA 637+23.94  
OFF 154.54' RT

LOT 18  
BLOCK D

RIO RANCH SUBDIVISION  
DOC. NO. 2022130163  
O.P.R.W.C.T.

RIO RANCH TEXAS, LLC.  
DOC. NO. 2021113730  
O.P.R.W.C.T.

RONALD REAGAN BLVD  
(R.O.W. VARIES)

S29°44'11"E 913.09'  
N29°41'24"W 913.45'

(48 PART 2)

B. MANLOVE SURVEY  
ABSTRACT No. 417

LOT 19  
BLOCK D

PROPOSED R.O.W.

WILLIAMSON COUNTY  
(30.249 ACRES)  
DOCUMENT NO. 2004049203  
O.P.R.W.C.T.

EXISTING R.O.W. LINE

MATCHLINE SHEET 4  
SHEET 3

**LSI** LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBP/ELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC

SCALE  
1" = 80'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

07/10/2024

PARCEL 48  
PART 2  
0.0991 ACRES  
4,318 Sq. Ft.

SHEET 4 OF 5

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

- △ CALCULATED POINT
- ▲ 1/2-INCH REBAR WITH ALUMINUM  
CAP STAMPED "WILLIAMSON COUNTY" SET  
(UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP  
STAMPED "QUICK INC RPLS 6447"  
(UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- P— PROPERTY LINE
- x—x—x— WIRE FENCE

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH.  
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS  
COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983  
(NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL  
INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT  
SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET.  
THE PROJECT GRID-TO-SURFACE COMBINED SURFACE  
ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF  
A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF  
RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 07/10/2024  
FRANK W. FUNK DATE  
RPLS 6803



**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPOLS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

07/10/2024

PARCEL 48  
PART 2  
0.0991 ACRES  
4,318 Sq. Ft.

SHEET 5 OF 5

**County:** Williamson  
**Parcel:** 48E – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT **C**  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.6357 OF ONE ACRE (27,693 SQUARE FEET) PARCEL OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 18. BLOCK D, RIO RANCH, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2022130163 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), CONVEYED TO RIO RANCH TEXAS, LLC IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2021113730 OF SAID O.P.R.W.C.T., SAID 0.6357 OF ONE ACRE (27,693 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Calculated Point, 184.11 feet Right of Ronald Reagan Baseline Station 624+64.40 (Grid Coordinates: N= 10,226,272.82, E= 3,078,421.40) in the existing East Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the Southwest corner of said Lot 18, Block D and the common most Westerly Northwest corner of Lot 17, Block D, of said RIO RANCH;

**THENCE** with the existing East ROW of said Ronald Reagan Boulevard and the common West line of said Lot 18, the following three (3) courses and distances:

1. Along a curve to the **Left** having a radius of **4,185.00** feet, an arc length of **91.33** feet, a delta angle of **01°15'01"**, and a chord which bears **North 29°03'53" West**, a distance of **91.33** feet to a 1/2-inch rebar found, 185.10 feet to the Right of Ronald Reagan Baseline Station 625+55.71;
2. **North 29°41'24" West** a distance of **350.13** feet to a 1/2-inch rebar found, 185.10 feet Right of Ronald Reagan Baseline Station 629+05.84; and
3. **South 60°18'38" West** a distance of **29.90** feet 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East ROW of Ronald Reagan Boulevard, 155.20 feet to the Right of Ronald Reagan Baseline Station 629+05.84;
4. **THENCE North 29°44'11" West** over and across said Lot 18, Block D and with the proposed East ROW of said Ronald Reagan Boulevard, a distance of **913.09** feet to a Calculated Point, in the approximate centerline of the North Fork of the San Gabriel River for the North line of said Lot 18, Block D and the common South line of a called 42.000 acre tract of land described in a General Warranty Deed with Vendor's Lien to Highpointe Estate, Inc., recorded in Document No. 2018024178 of said O.P.R.W.C.T., 154.46 feet Right of Ronald Reagan Baseline Station 638+18.94;
5. **THENCE North 64°56'23" East** with the North line of said Lot 18, Block D and the common South line of said 42.000 acre tract and being the approximate centerline of said North Fork of the San Gabriel River, a distance of **20.07** feet to a Calculated Point, 174.46 feet Right of Ronald Reagan Baseline Station 638+17.32;





**County:** Williamson  
**Parcel:** 48E – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

THENCE over and across said Lot 18, the following four (4) courses and distances:

6. **South 29°44'11" East** a distance of **891.47** feet to a Calculated Point, 175.18 feet Right of Ronald Reagan Baseline Station 629+25.84;
7. **North 60°18'38" East** a distance of **29.92** feet to a Calculated Point, 205.10 feet Right of Ronald Reagan Baseline Station 629+25.84;
8. **South 29°41'24" East** a distance of **370.13** feet to a Calculated Point, 205.10 feet Right of Ronald Reagan Baseline Station 625+55.71; and
9. Along a curve to the **Right** having a radius of **4,205.00** feet, an arc length of **90.20** feet, a delta angle of **01°13'44"**, and a chord which bears **South 29°04'31" East**, a distance of **90.20** feet to a Calculated Point in the South line of said Lot 18, Block D and the common North line of said Lot 17, Block D, 204.14 feet Right of Ronald Reagan Baseline Station 624+65.52;
10. **THENCE South 57°04'17" West** with the South line of said Lot 18, Block D and the common North line of said Lot 17, Block D, a distance of **20.06** feet to the **POINT OF BEGINNING**, containing 0.6357 of one acre (27,693 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

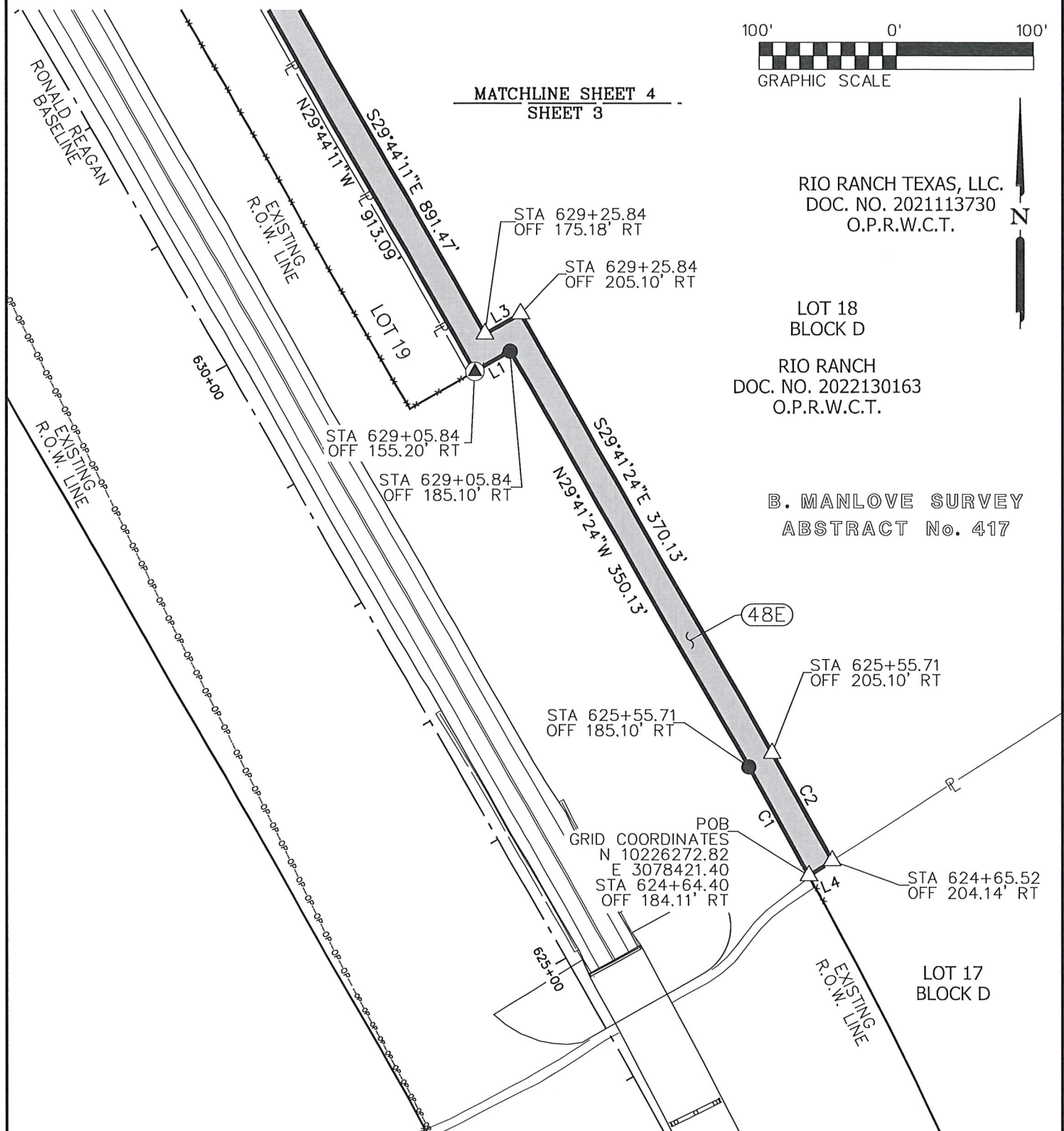
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 06/26/2024

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



## PLAT TO ACCOMPANY PARCEL DESCRIPTION



**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

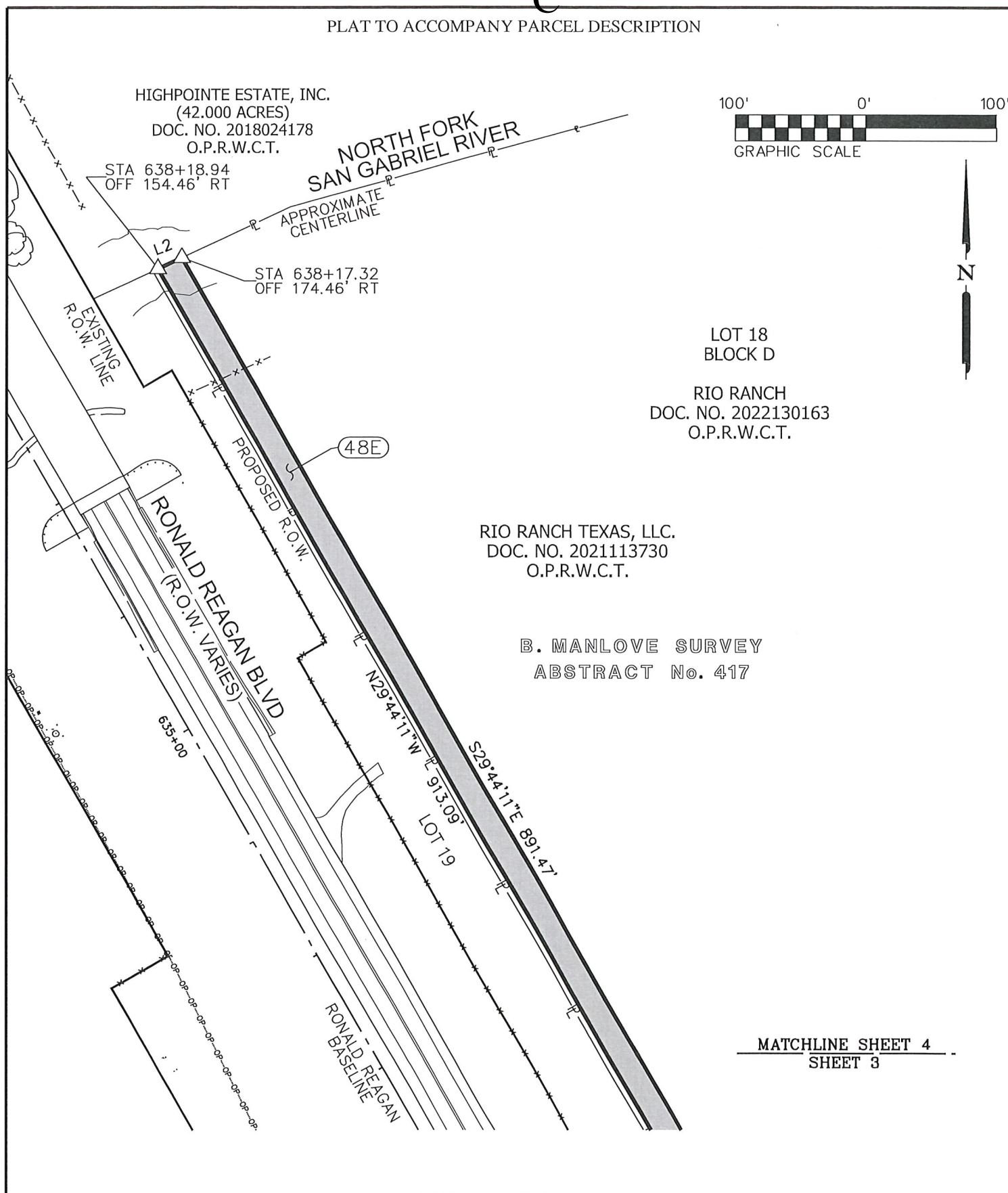
COUNTY  
WILLIAMSON

06/26/2024

PARCEL 48E  
0.6357 ACRES  
27,693 Sq. Ft.

SHEET 3 OF 5

## PLAT TO ACCOMPANY PARCEL DESCRIPTION





## PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S60° 18'38"W	29.90'
L2	N64° 56'23"E	20.07'
L3	N60° 18'38"E	29.92'
L4	S57° 04'17"W	20.06'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 15'01"	4185.00'	91.33'	N29° 03'53"W 91.33'
C2	01° 13'44"	4205.00'	90.20'	S29° 04'31"E 90.20'

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

## LEGEND

- △ CALCULATED POINT  
 ● 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)  
 ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)

O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

R.O.W. RIGHT OF WAY

( ) RECORD INFORMATION

— P — PROPERTY LINE

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 06/26/2024  
 FRANK W. FUNK DATE  
 RPLS 6803



**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
 TBPPLS FIRM NO. 10001800  
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
 RIO RANCH TEXAS, LLC.

06/26/2024

PARCEL 48E  
 0.6357 ACRES  
 27,693 Sq. Ft.

SCALE  
 1" = 100'

PROJECT  
 RONALD REAGAN

COUNTY  
 WILLIAMSON

SHEET 5 OF 5

**County:** Williamson  
**Parcel:** 47E PT 9 – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT **D**  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0361 OF ONE ACRE (1,574 SQUARE FEET) PARCEL OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 17, BLOCK D, RIO RANCH, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2022130163 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), CONVEYED TO RIO RANCH TEXAS, LLC IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED, IN DOCUMENT NO. 2021113730 OF SAID O.P.R.W.C.T., SAID 0.0361 OF ONE ACRE (1,574 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Calculated Point, 184.11 feet Right of Ronald Reagan Baseline Station 624+64.40 (Grid Coordinates: N= 10,226,272.82, E= 3,078,421.40) in the existing East Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the most Westerly Northwest corner of said Lot 17, Block D and the common Southwest corner of Lot 18, Block D said RIO RANCH, from which a 1/2-inch rebar found in the existing East ROW line of said Ronald Reagan Boulevard and the common West line of said Lot 18, Block D, bears along a curve to the Left having a radius of 4,185.00 feet, an arc length of 91.54 feet, a delta angle of 01°15'12", and a chord which bears North 28°58'48" West a distance of 91.54 feet;

1. **THENCE North 57°04'17" East** with the North line of said Lot 17, Block D and the common South line of said Lot 18, Block D, a distance of **20.06** feet to a Calculated Point, 204.14 feet Right of Ronald Reagan Baseline Station 624+65.52;

THENCE over and across said Lot 17, Block D, the following two (2) courses and distances:

2. Along a curve to the **Right** having a radius of **4,205.00** feet, an arc length of **79.52** feet, a delta angle of **01°05'00"**, and a chord which bears **South 27°55'09" East**, a distance of **79.51** feet to a Calculated Point, 201.98 feet Right of Ronald Reagan Baseline Station 623+88.13; and
3. **South 62°37'22" West** a distance of **20.00** feet to a Calculated Point in the existing East ROW line of said Ronald Reagan Boulevard and the common West line of said Lot 17, Block D, 181.99 feet Right of Ronald Reagan Baseline Station 623+88.72, from which a 1/2-inch rebar found in the existing East ROW line of said Ronald Reagan Boulevard and the common West line of said Lot 17, Block D, bears along a curve to the Right having a radius of 4185.00 feet, an arc length of 648.17 feet, a delta angle of 08°52'26", and a chord which bears South 22°56'49" East a distance of 647.52 feet;





**County:** Williamson  
**Parcel:** 47E PT 9 – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

4. **THENCE** along a curve to the **Left**, having a radius of **4,185.00** feet, an arc length of **77.57** feet, a delta angle of **01°03'43"**, and a chord which bears **North 27°54'30" West**, a distance of **77.57** feet to the **POINT OF BEGINNING**, containing 0.0361 of one acre (1,574 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

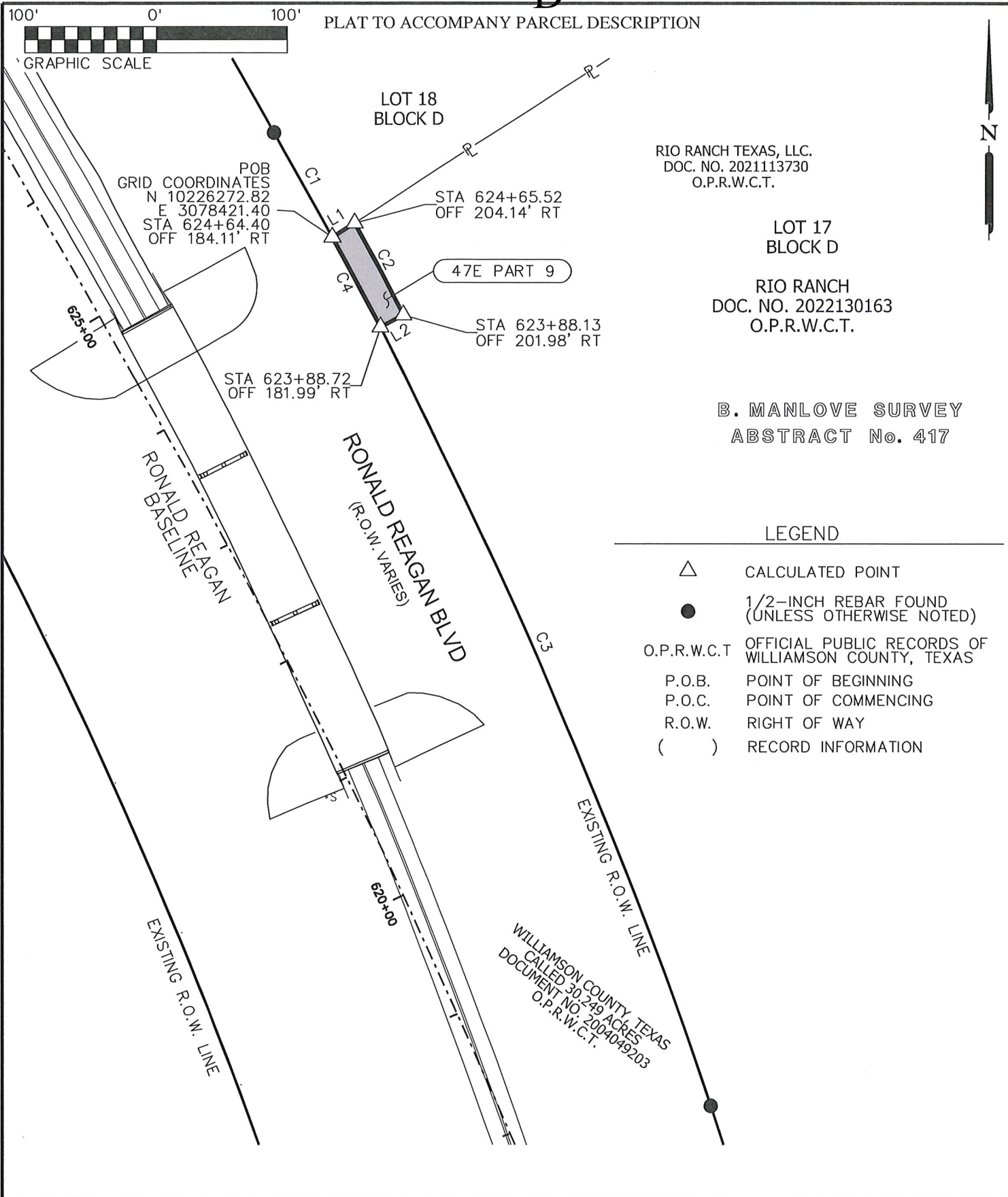
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 06/26/2024

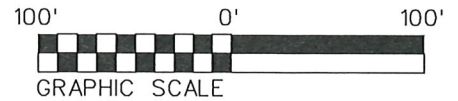
Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



## PLAT TO ACCOMPANY PARCEL DESCRIPTION



LINE DATA		
LINE	BEARING	LENGTH
L1	N57° 04'17"E	20.06'
L2	S62° 37'22"W	20.00'



CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 15'12"	4185.00'	91.54'	N28° 58'48"W 91.54'
C2	01° 05'00"	4205.00'	79.52'	S27° 55'09"E 79.51'
C3	08° 52'26"	4185.00'	648.17'	S22° 56'49"E 647.52'
C4	01° 03'43"	4185.00'	77.57'	N27° 54'30"W 77.57'

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 06/26/2024  
FRANK W. FUNK DATE  
RPLS 6803



**LSI** LANDESIGN  
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPPLS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

06/26/2024  
PARCEL 47E  
PT 9  
0.0361 ACRES  
1,574 Sq. Ft.  
SHEET 4 OF 4

## Parcel 48 Part 1&amp;2

## Ronald Reagan Boulevard Segment B Right of Way

§

§

§

**SAVE AND EXCEPT, HOWEVER,** it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and

use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Ronald Reagan Boulevard.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Visible and apparent easements not appearing of record.

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

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

**TO HAVE AND TO HOLD** the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

**GRANTOR IS SELLING THE PROPERTY TO GRANTEE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT FOR THE WARRANTIES SET OUT IN THIS DEED. GRANTEE IS ACQUIRING THE PROPERTY BASED UPON ITS OWN STUDIES AND CONCLUSIONS, AND NOT BASED UPON ANY REPRESENTATIONS OR WARRANTIES OF GRANTOR OR ANY AGENT OF GRANTOR. GRANTOR SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES CONCERNING THE PROPERTY, INCLUDING THE IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. FURTHER, GRANTOR MAKES NO WARRANTIES REGARDING ENDANGERED SPECIES OR ENVIRONMENTAL CONDITIONS. GRANTEE AGREES THAT THIS PROVISION IS A MATERIAL PORTION OF THE CONSIDERATION FOR GRANTEE'S PURCHASE, AND ACKNOWLEDGES THAT GRANTOR WOULD NOT AGREE TO SELL THE PROPERTY TO GRANTEE ON ANY OTHER BASIS.**

This deed is being delivered in lieu of condemnation.

*Signature page follows*

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Grantor:**

Rio Ranch Texas LLC, a Texas limited liability company

By: Texas IRAJ LLC, a Texas limited liability company,  
its Managing Member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024 by \_\_\_\_\_, \_\_\_\_\_ of Texas IRAJ LLC, a Texas limited liability company, Managing Member of Rio Ranch Texas LLC, a Texas limited liability company, on behalf of said limited liability companies in the capacity and for the purposes and consideration recited therein.

\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, P.L.L.C.  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S MAILING ADDRESS:**

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

**AFTER RECORDING RETURN TO:**

Exhibit A

Sketch of Right of Way Reserve Lot (Parcel 48P1)

[to be inserted]

Exhibit B

Additional Right of Way Property Description (Parcel 48P2)

[to be inserted]



# EXHIBIT "F"

## WATER LINE EASEMENT

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

§

This Water Line Easement Agreement (this "Agreement") is made on the \_\_\_\_ day of \_\_\_\_\_, 2024, at Georgetown, Texas, between RIO RANCH TEXAS, LLC, a Texas limited liability company, whose address is 3220 Prentiss Lane, Leander, Texas 78641 (hereinafter referred to as "Grantor"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as "Grantee").

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the "Easement") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of a water line and related facilities (collectively, the "Facilities") on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and by diagram in **Exhibit B** attached hereto and made a part hereof for all purposes (the "Easement Area").

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities within the confines of the Easement Area only. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities within the Easement Area; (2) the right to relocate the Facilities within the Easement Area; and (3) subject to Grantor's reservations in paragraph 6 of this Agreement, the right to remove from the Easement Area all trees and parts thereof, or other obstructions, which endanger or unreasonably interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor's successors and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to

Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof, subject to any and all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Williamson County, Texas, or apparent on the ground.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant. Notwithstanding the foregoing, Grantor reserves for itself and its successors and assigns the right to construct, place, maintain, inspect, operate, repair, alter, replace and remove driveways, roadways, curbing, gutters, sidewalks, landscaping, and irrigation (collectively the "Grantor Improvements"), as well as utilities including water, wastewater, gas, telecommunications, and electrical lines and related facilities (collectively, "Grantor Utilities"), across the Easement Area, and Grantee expressly consents to the use of the Easement Area for such purposes. Grantor's rights reserved in this paragraph are subject to the following requirements:
  - a) The construction, placement, maintenance, inspection, operation, repair, alteration, replacement, and/or removal of the Grantor Improvements and the Grantor Utilities shall not materially interfere with the rights granted to Grantee herein;
  - b) Any Grantor Utilities shall cross the Facilities at an angle no less than 45 degrees, at a depth to provide sufficient separation from the Facilities (as determined by Grantee in its sole and absolute discretion), and may not run parallel with the Facilities;
  - c) Grantor shall provide Grantee at least 72 hours' written notice prior to commencing any work within the Easement Area;
  - d) Grantor hereby RELEASES and HOLDS GRANTEE HARMLESS from any responsibility and liability to repair, replace, maintain, or compensate Grantor for damages to improvements within the Easement Area incidental to Grantee's exercise of its rights and privileges granted herein; and
  - e) Any easement, license, or other right granted by Grantor, or its successor or assign, to a third party to exercise any of these reserved Grantor rights shall be subject to the requirements of this paragraph and shall include language acknowledging the rights and privileges of Grantee set forth in this Agreement and agreeing to comply with the requirements herein.
7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

*[Signatures on the following page(s)]*

GRANTOR:

RIO RANCH TEXAS, LLC,  
a Texas limited liability company

By: Texas IRAJ LLC, a Texas limited liability company,  
its Managing Member

By: \_\_\_\_\_  
Mallik Gilakattula, Manager

**Acknowledgement**

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_, 2024 by  
Mallik Gilakattula, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public—State of Texas

GRANEE:

City of Georgetown, Texas, a Texas  
home-rule municipal corporation

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

**Acknowledgement**

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_, 2024 by  
\_\_\_\_\_, the \_\_\_\_\_ of City of Georgetown, Texas,  
a Texas home-rule municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public—State of Texas

APPROVED AS TO FORM:

\_\_\_\_\_

\_\_\_\_\_, Assistant City Attorney

AFTER RECORDING RETURN TO:

**JOINDER AND CONSENT OF LIENHOLDER TO WATERLINE EASEMENT**

**TEXAS HERITAGE NATIONAL BANK**, as Beneficiary under a Deed of Trust executed by Rio Ranch Texas LLC to Russell Alexander, Trustee, recorded in Document No. 2024044027, and additionally secured by that Collateral Assignment of Leases, Rents and Rights recorded under Document No. 2024044028 (the "Grantor Security Documents") 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 Exhibits "A-B" ("Grantor Liens"), executes this waterline 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.

**TEXAS HERITAGE NATIONAL BANK**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, the \_\_\_\_\_ of Texas Heritage National Bank, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**County:** Williamson  
**Parcel:** 48E – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT **A-1**  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.6357 OF ONE ACRE (27,693 SQUARE FEET) PARCEL OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 18, BLOCK D, RIO RANCH, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2022130163 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), CONVEYED TO RIO RANCH TEXAS, LLC IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2021113730 OF SAID O.P.R.W.C.T., SAID 0.6357 OF ONE ACRE (27,693 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Calculated Point, 184.11 feet Right of Ronald Reagan Baseline Station 624+64.40 (Grid Coordinates: N= 10,226,272.82, E= 3,078,421.40) in the existing East Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the Southwest corner of said Lot 18, Block D and the common most Westerly Northwest corner of Lot 17, Block D, of said RIO RANCH;

**THENCE** with the existing East ROW of said Ronald Reagan Boulevard and the common West line of said Lot 18, the following three (3) courses and distances:

1. Along a curve to the **Left** having a radius of **4,185.00** feet, an arc length of **91.33** feet, a delta angle of **01°15'01"**, and a chord which bears **North 29°03'53" West**, a distance of **91.33** feet to a 1/2-inch rebar found, 185.10 feet to the Right of Ronald Reagan Baseline Station 625+55.71;
2. **North 29°41'24" West** a distance of **350.13** feet to a 1/2-inch rebar found, 185.10 feet Right of Ronald Reagan Baseline Station 629+05.84; and
3. **South 60°18'38" West** a distance of **29.90** feet 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East ROW of Ronald Reagan Boulevard, 155.20 feet to the Right of Ronald Reagan Baseline Station 629+05.84;
4. **THENCE North 29°44'11" West** over and across said Lot 18, Block D and with the proposed East ROW of said Ronald Reagan Boulevard, a distance of **913.09** feet to a Calculated Point, in the approximate centerline of the North Fork of the San Gabriel River for the North line of said Lot 18, Block D and the common South line of a called 42.000 acre tract of land described in a General Warranty Deed with Vendor's Lien to Highpointe Estate, Inc., recorded in Document No. 2018024178 of said O.P.R.W.C.T., 154.46 feet Right of Ronald Reagan Baseline Station 638+18.94;
5. **THENCE North 64°56'23" East** with the North line of said Lot 18, Block D and the common South line of said 42.000 acre tract and being the approximate centerline of said North Fork of the San Gabriel River, a distance of **20.07** feet to a Calculated Point, 174.46 feet Right of Ronald Reagan Baseline Station 638+17.32;



**County:** Williamson  
**Parcel:** 48E – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

THENCE over and across said Lot 18, the following four (4) courses and distances:

6. **South 29°44'11" East** a distance of **891.47** feet to a Calculated Point, 175.18 feet Right of Ronald Reagan Baseline Station 629+25.84;
7. **North 60°18'38" East** a distance of **29.92** feet to a Calculated Point, 205.10 feet Right of Ronald Reagan Baseline Station 629+25.84;
8. **South 29°41'24" East** a distance of **370.13** feet to a Calculated Point, 205.10 feet Right of Ronald Reagan Baseline Station 625+55.71; and
9. Along a curve to the **Right** having a radius of **4,205.00** feet, an arc length of **90.20** feet, a delta angle of **01°13'44"**, and a chord which bears **South 29°04'31" East**, a distance of **90.20** feet to a Calculated Point in the South line of said Lot 18, Block D and the common North line of said Lot 17, Block D, 204.14 feet Right of Ronald Reagan Baseline Station 624+65.52;
10. **THENCE South 57°04'17" West** with the South line of said Lot 18, Block D and the common North line of said Lot 17, Block D, a distance of **20.06** feet to the **POINT OF BEGINNING**, containing 0.6357 of one acre (27,693 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

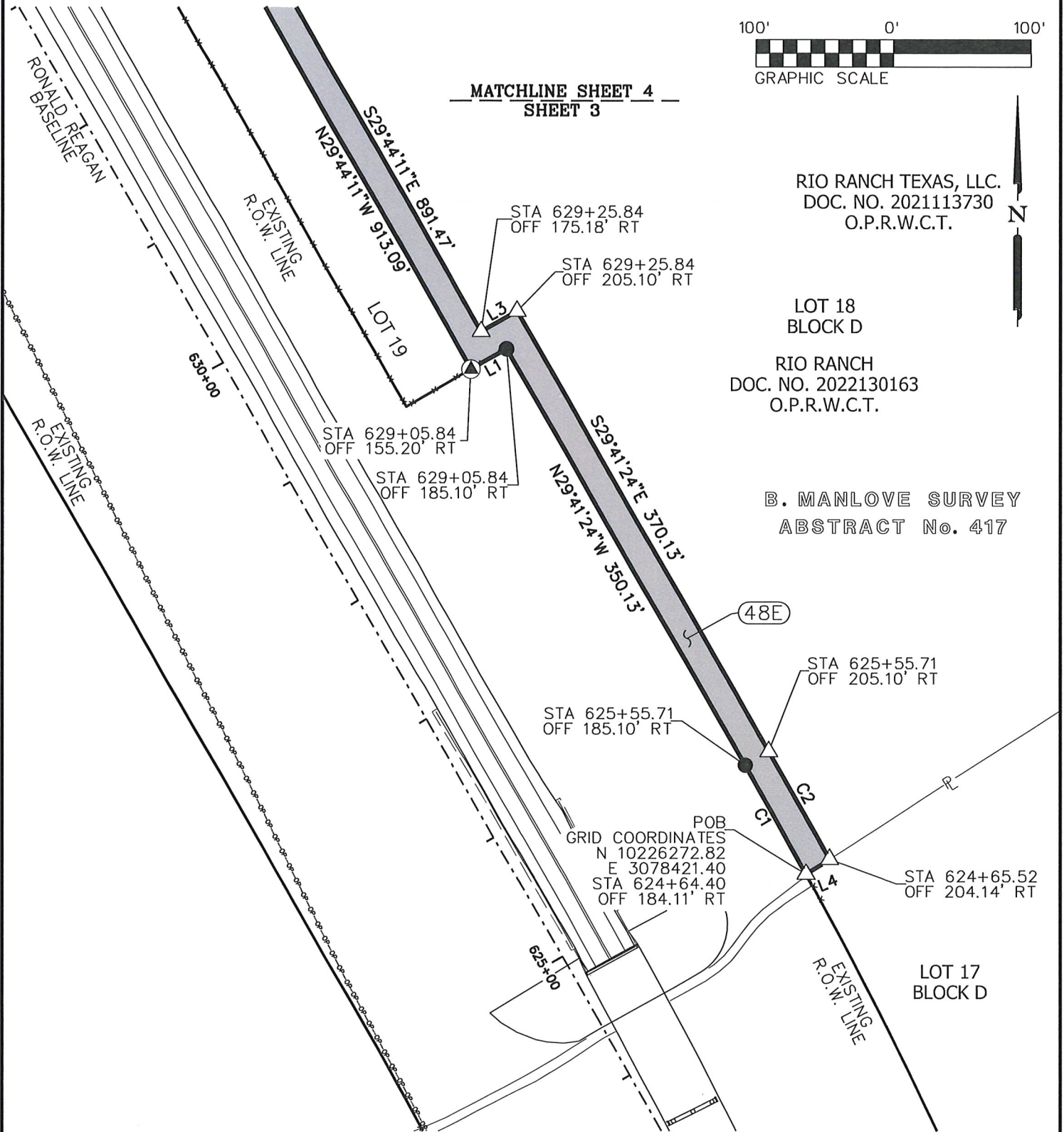
 06/26/2024

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642





PLAT TO ACCOMPANY PARCEL DESCRIPTION



**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPPLS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

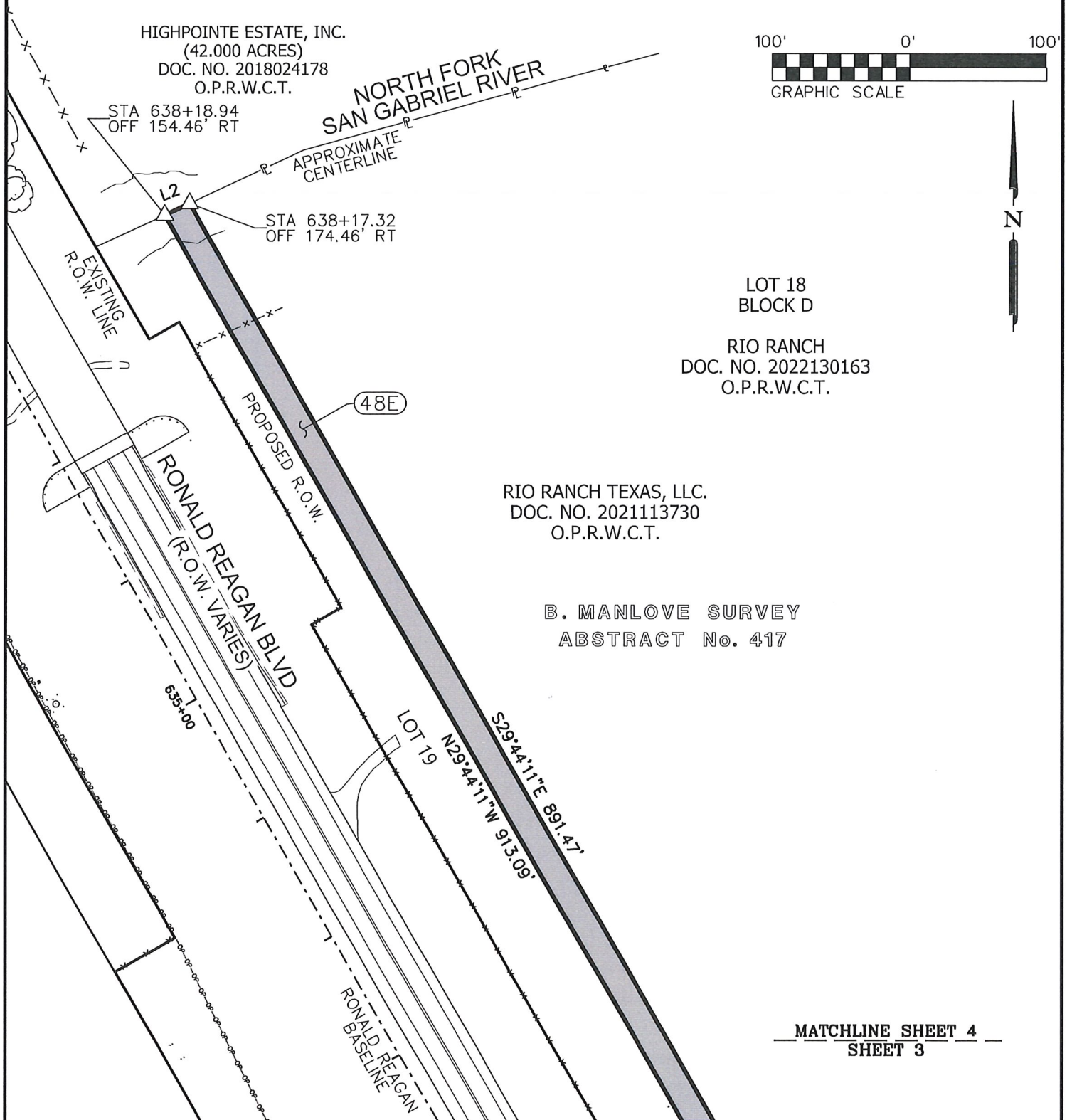
COUNTY  
WILLIAMSON

06/26/2024

PARCEL 48E  
0.6357 ACRES  
27,693 Sq. Ft.

SHEET 3 OF 5

## PLAT TO ACCOMPANY PARCEL DESCRIPTION



**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBP&LS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

06/26/2024

PARCEL 48E  
0.6357 ACRES  
27,693 Sq. Ft.

SHEET 4 OF 5

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S60° 18'38"W	29.90'
L2	N64° 56'23"E	20.07'
L3	N60° 18'38"E	29.92'
L4	S57° 04'17"W	20.06'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 15'01"	4185.00'	91.33'	N29° 03'53"W 91.33'
C2	01° 13'44"	4205.00'	90.20'	S29° 04'31"E 90.20'

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 06/26/2024  
FRANK W. FUNK DATE  
RPLS 6803



## LEGEND

- △ CALCULATED POINT
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- P — PROPERTY LINE

**ISI LANDESIGN SERVICES, INC.**  
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPES FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC.

06/26/2024

PARCEL 48E  
0.6357 ACRES  
27,693 Sq. Ft.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

SHEET 5 OF 5



**County:** Williamson  
**Parcel:** 47E PT 9 – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

EXHIBIT **A-2**  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0361 OF ONE ACRE (1,574 SQUARE FEET) PARCEL OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 17, BLOCK D, RIO RANCH, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2022130163 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), CONVEYED TO RIO RANCH TEXAS, LLC IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED, IN DOCUMENT NO. 2021113730 OF SAID O.P.R.W.C.T., SAID 0.0361 OF ONE ACRE (1,574 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Calculated Point, 184.11 feet Right of Ronald Reagan Baseline Station 624+64.40 (Grid Coordinates: N= 10,226,272.82, E= 3,078,421.40) in the existing East Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the most Westerly Northwest corner of said Lot 17, Block D and the common Southwest corner of Lot 18, Block D said RIO RANCH, from which a 1/2-inch rebar found in the existing East ROW line of said Ronald Reagan Boulevard and the common West line of said Lot 18, Block D, bears along a curve to the Left having a radius of 4,185.00 feet, an arc length of 91.54 feet, a delta angle of 01°15'12", and a chord which bears North 28°58'48" West a distance of 91.54 feet;

1. **THENCE North 57°04'17" East** with the North line of said Lot 17, Block D and the common South line of said Lot 18, Block D, a distance of **20.06** feet to a Calculated Point, 204.14 feet Right of Ronald Reagan Baseline Station 624+65.52;

THENCE over and across said Lot 17, Block D, the following two (2) courses and distances:

2. Along a curve to the **Right** having a radius of **4,205.00** feet, an arc length of **79.52** feet, a delta angle of **01°05'00"**, and a chord which bears **South 27°55'09" East**, a distance of **79.51** feet to a Calculated Point, 201.98 feet Right of Ronald Reagan Baseline Station 623+88.13; and
3. **South 62°37'22" West** a distance of **20.00** feet to a Calculated Point in the existing East ROW line of said Ronald Reagan Boulevard and the common West line of said Lot 17, Block D, 181.99 feet Right of Ronald Reagan Baseline Station 623+88.72, from which a 1/2-inch rebar found in the existing East ROW line of said Ronald Reagan Boulevard and the common West line of said Lot 17, Block D, bears along a curve to the Right having a radius of 4185.00 feet, an arc length of 648.17 feet, a delta angle of 08°52'26", and a chord which bears South 22°56'49" East a distance of 647.52 feet;



**County:** Williamson  
**Parcel:** 47E PT 9 – Rio Ranch Texas, LLC  
**Highway:** Ronald Reagan Boulevard

4. **THENCE** along a curve to the **Left**, having a radius of **4,185.00** feet, an arc length of **77.57** feet, a delta angle of **01°03'43"**, and a chord which bears **North 27°54'30" West**, a distance of **77.57** feet to the **POINT OF BEGINNING**, containing 0.0361 of one acre (1,574 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

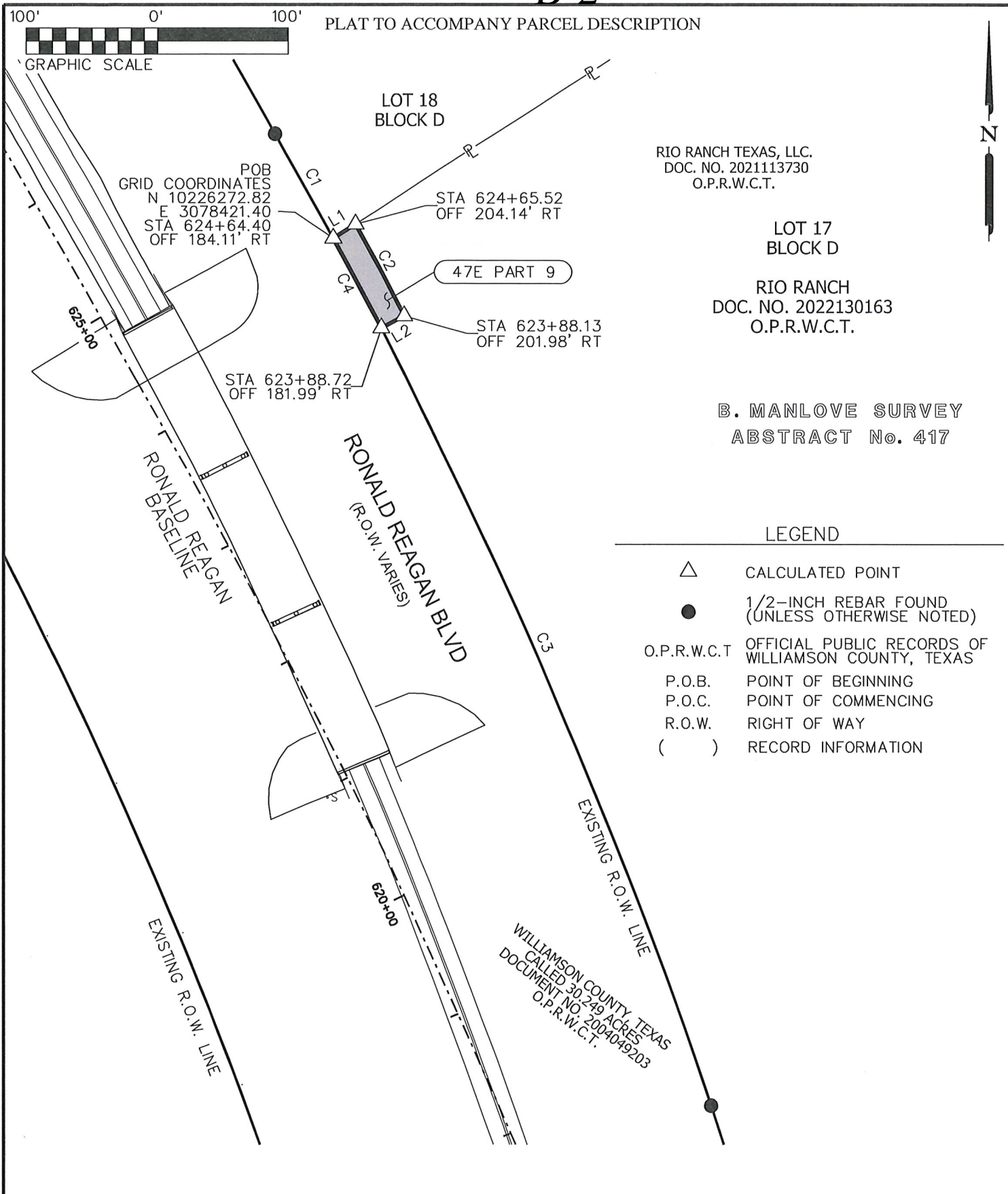
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 06/26/2024

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



## PLAT TO ACCOMPANY PARCEL DESCRIPTION



**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPES FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
RIO RANCH TEXAS, LLC.

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

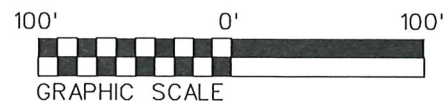
06/26/2024

PARCEL 47E  
PART 9  
0.0361 ACRES  
1,574 Sq. Ft.

SHEET 3 OF 4



## PLAT TO ACCOMPANY PARCEL DESCRIPTION



LINE DATA		
LINE	BEARING	LENGTH
L1	N57° 04'17"E	20.06'
L2	S62° 37'22"W	20.00'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 15'12"	4185.00'	91.54'	N28° 58'48"W 91.54'
C2	01° 05'00"	4205.00'	79.52'	S27° 55'09"E 79.51'
C3	08° 52'26"	4185.00'	648.17'	S22° 56'49"E 647.52'
C4	01° 03'43"	4185.00'	77.57'	N27° 54'30"W 77.57'

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

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STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 06/26/2024  
FRANK W. FUNK DATE  
RPLS 6803



**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPPLS FIRM NO. 10001800  
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PARCEL PLAT SHOWING PROPERTY OF  
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WILLIAMSON

06/26/2024  
PARCEL 47E  
PT 9  
0.0361 ACRES  
1,574 Sq. Ft.  
SHEET 4 OF 4