

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

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 0.4664 acres (Parcel 37) and 0.0687 acres (Parcel 38) described by metes and bounds in Exhibits "A & B" and the acquisition of a waterline easement to that certain tracts of land being 0.2420 acres (parcel 37E) and 0.1332 acres (parcel 38E) described by metes and bounds in Exhibits "C & D; owned by **JARRELL 3001, LLC.** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 314 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

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

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

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

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

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

Adopted this _____.

Bill Gravel, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.4664 ACRE (20,317 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, AND IN THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, IN WILLIAMSON COUNTY TEXAS, BEING A PART OF THAT CALLED 10.08 ACRE TRACT DESCRIBED AS TRACT 1 IN SPECIAL WARRANTY DEED TO JARRELL 3001 LLC IN DOCUMENT NO. 2024003443, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.4664 ACRE (20,317 SQ. FT.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates determined as N=10,266,300.19, E=3,161,670.04) on the existing northerly right-of-way (ROW) line of County Road 314 (C.R. 314)(variable ROW width) being the southeasterly corner of that called 20.06 acre tract of land described in General Warranty Deed to Samuel S. Robinson and Stephanie Nicole Robinson in Document No. 2015101967, said Official Public Records, said point being the southwesterly corner of said 10.08 acre tract, for the **POINT OF BEGINNING** and southwesterly corner of the herein described parcel;

1) **THENCE, N 21°46'45" W**, departing said existing northerly ROW line, with the common boundary line of said 20.06 acre tract and said 10.08 acre tract, a distance of **31.53 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 168+18.22, on the proposed northerly ROW line of C.R. 314 (variable ROW width), for the northwesterly corner of the herein described parcel, from which a 1/2 inch iron rod with illegible plastic cap found being the northwesterly corner of said 10.08 acre tract bears N 21°46'45" W, a distance of 588.82 feet;

THENCE with said proposed northerly ROW line, through the interior of said 10.08 acre tract, the following three (3) courses:

2) **N 69°30'27" E**, a distance of **391.44 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 172+09.67, for the beginning of a tangent curve to the right;

3) with said curve to the right having a radius of **3,928.00 feet**, a delta angle of **03°16'57"**, an arc length of **225.04 feet**, and a chord which bears **N 71°08'55" E**, a distance of **225.01 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 174+30.81, for a point of tangency;

4) **N 72°47'24" E**, a distance of **86.21 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 175+17.02, in the westerly boundary line of that called 5.67 acre tract of land described as Tract Two in Special Warranty Deed to Jarrell 3001 LLC recorded in Document No. 2024003443, said Official Public Records, same line being the easterly boundary line of said 10.08 acre tract, for the northeasterly corner of the herein described parcel, from which a 1/2 inch iron rod with illegible plastic cap found being the northeasterly corner of said 10.08 acre tract bears N 21°45'57" W, a distance of 611.92 feet;

- 5) **THENCE, S 21°45'57" E**, departing said proposed northerly ROW line, with the common boundary line of said 5.67 acre tract and said 10.08 acre tract, a distance of **18.53 feet** to a 1/2 inch iron rod with illegible plastic cap found on said existing northerly ROW line, being the southwesterly corner of said 5.67 acre tract and the southeasterly corner of said 10.08 acre tract, for the southeasterly corner of the herein described parcel;
- 6) **THENCE, S 69°22'33" W**, with said existing northerly ROW line, same line being the southerly boundary line of said 10.08 acre tract, passing at a distance of 509.28 feet a 1/2 inch iron rod found, and continuing for a total distance of **702.14 feet** to the **POINT OF BEGINNING**, having an area of 0.4664 acres (20,317 square feet) of land, more or less.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired).

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics

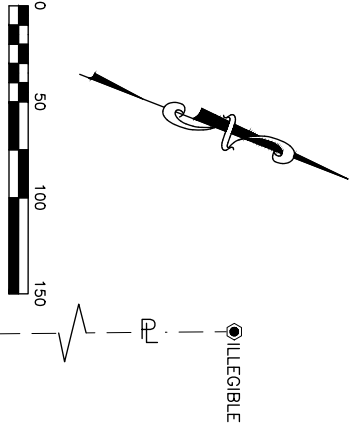
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001



PLAT TO ACCOMPANY DESCRIPTION

LEGEND

- △ CALCULATED POINT
- ⊙ COTTON GIN SPINDLE FOUND
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLAMSON COUNTY" SET
- ⊙ BREAK IN SCALE
- ⊙ PROPERTY LINE
- ⊙ O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
- ⊙ P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION



SAMUEL S. ROBINSON AND STEPHANIE NICOLE ROBINSON
20.06 AC.
DOC. NO. 2015101967
O.P.R.W.C.T.

JARRELL 3001 LLC
10.08 AC.
DOC. NO. 2024003443
O.P.R.W.C.T.

JARRELL 3001 LLC
5.67 AC.
DOC. NO. 2024003443
O.P.R.W.C.T.

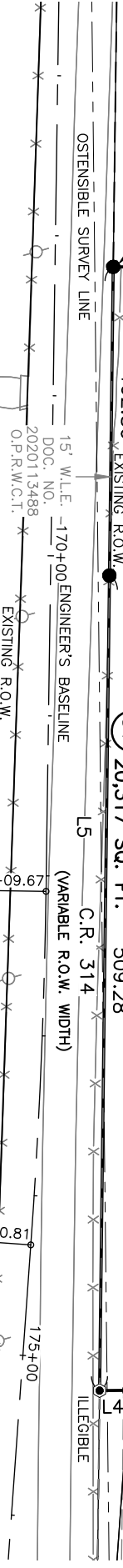
GRID COORDINATES:
N=10,266,300.19
E=3,161,670.04

P.O.B. N 21°46'45" W 588.82'
STA. 168+18.22
68.00' LT.

L2 PROPOSED R.O.W. 192.86'
C1 0.4664 AC. 20,317 SQ. FT. 509.28'
STA. 172+09.67
68.00' LT.

STA. 174+30.81
68.00' LT.

L3 4' STA. 175+17.02
68.00' LT.



NO.	BEARING	DISTANCE
L1	N 21°46'45" W	31.53'
L2	N 69°30'27" E	391.44'
L3	N 72°47'24" E	86.21'
L4	S 21°45'57" E	18.53'
L5	S 69°22'33" W	702.14'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3,928.00'	3°16'57"	225.04'	N 71°08'55" E	225.01'

PROJECT NO.: SLAN-001

08/01/2024

INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS

1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE 1" = 100'

PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC

WILLAMSON COUNTY

PROJECT C.R. 314

PARCEL 37
0.4664 AC.
20,317 SQ. FT.

PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

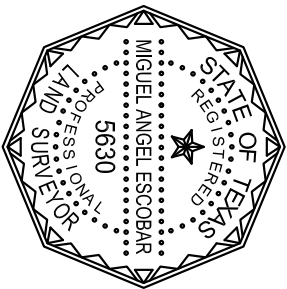
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE--TO--GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. 612402660, EFFECTIVE 03/26/2024, ISSUED 04/04/2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

- SCHEDULE B:
1. RESTRICTIVE COVENANTS RECORDED IN: DOCUMENT NO. 2000039127, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
- 10a. (NOT A SURVEY MATTER)
- 10b. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JANUARY 5, 2001, EXECUTED BY ALAN CONDREAU TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED UNDER DOCUMENT NO. 2002073544, OFFICIAL RECORDS WILLAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10c. WATER UTILITY EASEMENT DATED AUGUST 20, 2020, TO SOUTHERA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 202013488, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10d. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
- 10e. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD.
- 10f. (NOT A SURVEY MATTER)
- 10g. (NOT A SURVEY MATTER)
- 10h. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10i. RIGHTS OF PARTIES IN POSSESSION.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS NO. 4933 (NOW RETIRED).

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100



PROJECT NO.: SLAN-001

08/01/2024



PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 37
0.4664 AC.
20,317 SQ. FT.

PAGE 4 OF 4

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0687 ACRE (2,993 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, AND IN THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, IN WILLIAMSON COUNTY TEXAS, BEING A PART OF THAT CALLED 5.67 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED TO JARRELL 3001 LLC IN DOCUMENT NO. 2024003443, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.0687 ACRE (2,993 SQ. FT.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with illegible plastic cap found (Grid Coordinates determined as N=10,266,547.47, E=3,162,327.08) on the existing northerly right of way (ROW) line of County Road 314 (C.R. 314)(variable ROW width) being the southeasterly corner of that called 10.08 acre tract of land described as Tract 1 in Special Warranty Deed to Jarrell 3001 LLC in Document No. 2024003443, said Official Public Records, said point being the southwesterly corner of said 5.67 acre tract, for the **POINT OF BEGINNING** and southwesterly corner of the herein described parcel;

1) **THENCE, N 21°45'57" W**, departing said existing northerly ROW line, with the common boundary line of said 10.08 acre tract and said 5.67 acre tract, a distance of **18.53 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 175+17.02, on the proposed northerly ROW line of C.R. 314 (variable ROW width), for the northwesterly corner of the herein described parcel, from which a 1/2 inch iron rod with illegible plastic cap found being the northwesterly corner of said 5.67 acre tract bears N 21°45'57" W, a distance of 611.92 feet;

THENCE, with said proposed northerly ROW line, through the interior of said 5.67 acre tract, the following two (2) courses:

2) **N 72°47'24" E**, a distance of **195.02 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 177+12.04, for the beginning of a tangent curve to the left;

3) with said curve to the left, having a radius of **3,792.00 feet**, a delta angle of **02°53'43"**, an arc length of **191.61 feet**, and a chord which bears **N 71°20'33" E**, a distance of **191.59 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 179+07.09, on the westerly ROW line of County Road 3001 (variable ROW width), same line being the easterly boundary line of said 5.67 acre tract, for the northeasterly corner of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "FOREST-1847" found being the northeasterly corner of said 5.67 acre tract bears N 21°00'51" W, a distance of 636.05 feet;

4) **THENCE, S 21°00'51" E**, departing said proposed northerly ROW line, with said westerly ROW line and said easterly boundary line, a distance of **0.23 feet** to a 1/2 inch iron rod found being the intersection of said existing northerly ROW line of C.R. 314 and said westerly ROW line of C.R. 3001, said point being the southeasterly corner of said 5.67 acre tract, for the southeasterly corner of the herein described parcel;

- 5) **THENCE, S 69°21'31" W**, with said existing northerly ROW line, same line being the southerly boundary line of said 5.67 acre tract, a distance of **385.79 feet** to the **POINT OF BEGINNING**, containing 0.0687 acres (2,993 square feet) of land, more or less;

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired).

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics



Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
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TBPELS Firm No. 10059100
Project No: SLAN-001

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PLAT TO ACCOMPANY DESCRIPTION

LEGEND

- △ CALCULATED POINT
- ⊙ COTTON GIN SPINDLE FOUND
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/ ALUMINUM CAP
- STAMPED "WILLAMSON COUNTY" SET
- √ BREAK IN SCALE
- P PROPERTY LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION

NO.	BEARING	DISTANCE
L1	N 21°45'57" W	18.53'
L2	N 72°47'24" E	195.02'
L3	S 21°00'51" E	0.23'
L4	S 69°21'31" W	385.79'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3,792.00'	2°53'43"	191.61'	N 71°20'33" E	191.59'

PROJECT NO.: SLAN-001

08/01/2024

INLAND
GEODETICS

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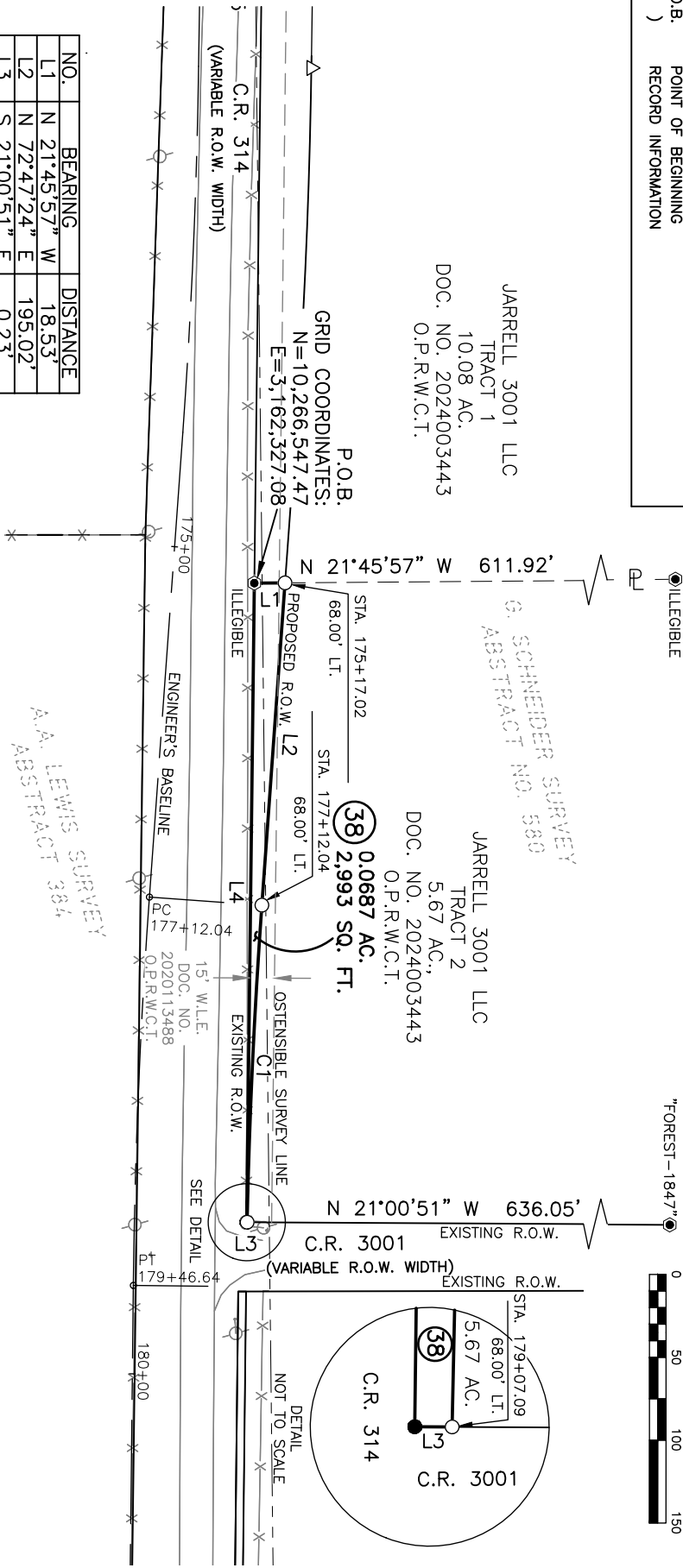
PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 38
0.0687 AC.
2,993 SQ. FT.
PAGE 3 OF 4



PLAT TO ACCOMPANY DESCRIPTION

NOTES:

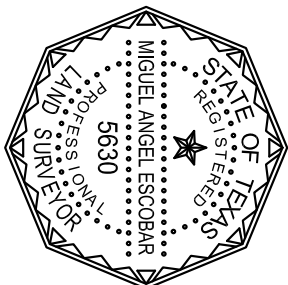
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- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. G12402660, EFFECTIVE 03/26/2024, ISSUED 04/04/2024, THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. (NOW RETIRED).

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL, RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100

PROJECT NO.: SLAN-001

PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC

WILLAMSON COUNTY

PROJECT
C.R. 314PARCEL 38
0.0687 AC.
2.993 Sq. Ft.

08/01/2024

SCHEDULE B:

1. RESTRICTIVE COVENANTS RECORDED IN:
DOCUMENT NO. 2000039127, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
 - 10a. (NOT A SURVEY MATTER)
 - 10b. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JANUARY 5, 2001, EXECUTED BY ALAN COINDREAU TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED UNDER DOCUMENT NO. 2002073544, OFFICIAL RECORDS WILLAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
 - 10c. WATER UTILITY EASEMENT DATED AUGUST 20, 2020, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2020113488, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
 - 10d. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
 - 10e. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD.
 - 10f. (NOT A SURVEY MATTER)
 - 10g. (NOT A SURVEY MATTER)
 - 10h. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
 - 10i. RIGHTS OF PARTIES IN POSSESSION.



EXHIBIT C
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2420 ACRE (10,542 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, IN WILLIAMSON COUNTY TEXAS, BEING A PART OF THAT CALLED 10.08 ACRE TRACT DESCRIBED AS TRACT 1 IN SPECIAL WARRANTY DEED TO JARRELL 3001 LLC IN DOCUMENT NO. 2024003443, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.2420 ACRE (10,542 SQ. FT.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found (Grid Coordinates determined as N=10,266,300.19, E=3,161,670.04) on the existing northerly right-of-way (ROW) line of County Road 314 (C.R. 314)(variable ROW width) being the southeasterly corner of that called 20.06 acre tract of land described in General Warranty Deed to Samuel S. Robinson and Stephanie Nicole Robinson in Document No. 2015101967, said Official Public Records, said point being the southwesterly corner of said 10.08 acre tract;

THENCE N 21°46'45" W, with the common boundary line of said 20.06 acre tract and said 10.08 acre tract, a distance of 31.53 feet to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as: N=10,266,329.46, E=3,161,658.34), being 68.00 feet left of Engineer's baseline station 168+18.22, on the proposed northerly ROW line of C.R. 314 (variable ROW width), for the **POINT OF BEGINNING** and southwesterly corner of the herein described parcel;

- 1) **THENCE, N 21°46'45" W**, departing said proposed northerly ROW line, with said common boundary line of the 20.06 acre tract and the 10.08 acre tract, a distance of **15.00 feet** to a calculated point, for the northwesterly corner of the herein described parcel, from which a 1/2 inch iron rod with illegible plastic cap found being the northwesterly corner of said 10.08 acre tract bears N 21°46'45" W, a distance of 573.82 feet;

THENCE through the interior of said 10.08 acre tract, the following three (3) courses:

- 2) **N 69°30'27" E**, a distance of **391.78 feet** to a calculated point, for the beginning of a tangent curve to the right;
- 3) with said curve to the right, having a radius of **3,943.00 feet**, a delta angle of **03°16'57"**, an arc length of **225.90 feet**, and a chord which bears **N 71°08'55" E**, a distance of **225.87 feet** to a calculated point for a point of tangency;
- 4) **N 72°47'24" E**, a distance of **85.02 feet** to a calculated point in the westerly boundary line of that called 5.67 acre tract of land described as Tract 2 in Special Warranty Deed to Jarrell 3001 LLC recorded in Document No. 2024003443, said Official Public Records, same line being the easterly boundary line of said 10.08 acre tract, for the northeasterly corner of the herein described parcel, from which a 1/2 inch iron rod with illegible plastic cap found being the northeasterly corner of said 10.08 acre tract bears N 21°45'57" W, a distance of 596.92 feet;
- 5) **THENCE, S 21°45'57" E**, with the common boundary line of said 5.67 acre tract and said 10.08 acre tract, a distance of **15.05 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 175+17.02, on said proposed northerly ROW line, for the southeasterly corner of the herein described parcel;

THENCE, with said proposed northerly ROW line, through the interior of said 10.08 acre tract, the following three (3) courses:

- 6) **S 72°47'24" W**, a distance of **86.21 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 174+30.81, for the beginning of a tangent curve to the left;
- 7) with said curve to the left having a radius of **3,928.00 feet**, a delta angle of **03°16'57"**, an arc length of **225.04 feet**, and a chord which bears **S 71°08'55" W**, a distance of **225.01 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 172+09.67, for a point of tangency;
- 8) **S 69°30'27" W**, a distance of **391.44 feet** to the **POINT OF BEGINNING**, having an area of 0.2420 acres (10,542 square feet) of land, more or less.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The subject tract shown hereon is an easement, monuments were not set for corners.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired).

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001



PLAT TO ACCOMPANY DESCRIPTION

LEGEND

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CALCULATED POINT

COTTON GIN SPINDLE FOUND

1/2" IRON ROD WITH CAP FOUND (AS NOTED)

1/2" IRON ROD FOUND

5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLAMSON COUNTY" SET

BREAK IN SCALE

PROPERTY LINE

OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCEMENT

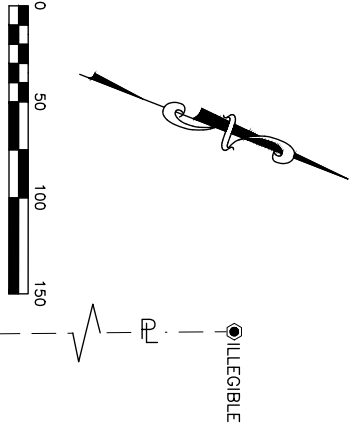
RECORD INFORMATION

O.P.R.W.C.T.

P.O.B.

P.O.C.

()



SAMUEL S.
ROBINSON AND
STEPHANIE
NICOLE ROBINSON
20.06 AC.
DOC. NO. 2015101967
O.P.R.W.C.T.

G. SCHNEIDER SURVEY
ABSTRACT NO. 580

JARRELL 3001 LLC
10.08 AC.
TRACT 1
DOC. NO. 2024003443
O.P.R.W.C.T.

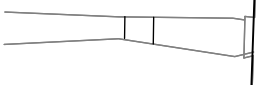
NO.	BEARING	DISTANCE
L1	N 21°46'45" W	15.00'
L2	N 69°30'27" E	391.78'
L3	N 72°47'24" E	85.02'
L4	S 21°45'57" E	15.05'
L5	S 72°47'24" W	86.21'
L6	S 69°30'27" W	391.44'
L7	N 21°46'45" W	31.53'
L8	S 21°45'57" E	18.53'

37E 0.2420 AC.
10,542 SQ. FT.

JARRELL
3001 LLC
5.67 AC.
TRACT 2
DOC. NO.
2024003443
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES:
N=10,266,329.46
E=3,161,658.34
STA. 168+18.22
68.00' LT.

P.O.C.
GRID COORDINATES:
N=10,266,300.19
E=3,161,670.04



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3,943.00'	3°16'57"	225.90'	N 71°08'55" E	225.87'
C2	3,928.00'	3°16'57"	225.04'	S 71°08'55" W	225.01'

A.A. LEWIS SURVEY
ABSTRACT 384

PC172+09.67
C.R. 314
(VARIABLE R.O.W. WIDTH)

PT174+30.81
175+00

PROJECT NO.: SLAN-001

08/01/2024

**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC
WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 37E
0.2420 AC.
10,542 SQ. FT.
PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.

2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

6) THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.

7) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. G12402660, EFFECTIVE 03/26/2024, ISSUED 04/04/2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
- 10a. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD.

10f. (NOT A SURVEY MATTER)

10g. (NOT A SURVEY MATTER)

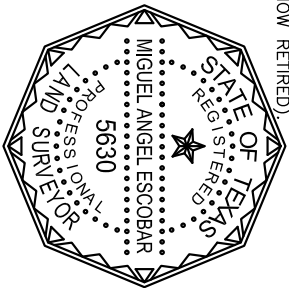
10h. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.

10i. RIGHTS OF PARTIES IN POSSESSION.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS NO. 4933 (NOW RETIRED).

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100



PROJECT NO.: SLAN-001

08/01/2024



1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX. 78681
PH (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 37E
0.2420 AC.
10,542 SQ. FT.
PAGE 4 OF 4

EXHIBIT D
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.1332 ACRE (5,800 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, AND IN THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, IN WILLIAMSON COUNTY TEXAS, BEING A PART OF THAT CALLED 5.67 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED TO JARRELL 3001 LLC IN DOCUMENT NO. 2024003443, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.1332 ACRE (5,800 SQ. FT.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with illegible plastic cap found (Grid Coordinates determined as N=10,266,547.47, E=3,162,327.08) on the existing northerly right-of-way (ROW) line of County Road 314 (C.R. 314)(variable ROW width) being the southeasterly corner of that called 10.08 acre tract of land described as Tract 1 in Special Warranty Deed to Jarrell 3001 LLC in Document No. 2024003443, said Official Public Records, said point also being the southwesterly corner of said 5.67 acre tract;

THENCE, N 21°45'57" W, departing said existing northerly ROW line, with the common boundary line of said 10.08 acre tract and said 5.67 acre tract, a distance of 18.53 feet to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid coordinates determined as N=10,266,564.68, E=3,162,320.21), being 68.00 feet left of Engineer's baseline station 175+17.02, on the proposed northerly ROW line of C.R. 314 (variable ROW width), for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE, N 21°45'57" W**, departing said proposed northerly ROW line, with said common boundary line of the 10.08 acre tract and the 5.67 acre tract, a distance **15.05 feet** to a calculated point, from which a 1/2 inch iron rod with illegible plastic cap found being the northwesterly corner of said 5.67 acre tract bears N 21°45'57" W, a distance of 596.92 feet;

THENCE, through the interior of said 5.67 acre tract, the following two (2) courses:

2) **N 72°47'24" E**, a distance of **196.22 feet** to a calculated point for the beginning of a tangent curve to the left;

3) with said curve to the left, having a radius of **3,777.00 feet**, a delta angle of **02°53'30"**, an arc length of **190.62 feet**, and a chord which bears **N 71°20'39" E**, a distance of **190.60 feet**, to a calculated point, on the westerly ROW line of County Road 3001 (variable ROW width), same line being the easterly boundary line of said 5.67 acre tract, for the northeasterly corner of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "FOREST-1847" found being the northeasterly corner of said 5.67 acre tract bears N 21°00'51" W, a distance of 621.05 feet;

4) **THENCE, S 21°00'51" E**, with said westerly ROW line and said easterly boundary line, a distance of **15.00 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 179+07.09, on said proposed northerly ROW line, for the southeasterly corner of the herein described parcel, and the beginning of a non-tangent curve to the right from which a 1/2 inch iron rod found being the southeasterly corner of said 5.67 acre tract bears S 21°00'51" E, a distance of 0.23 feet;

THENCE, with said proposed northerly ROW line, through the interior of said 5.67 acre tract, the following two (2) courses:

- 5) with said curve to the right having a radius of **3,792.00 feet**, a delta angle of **02°53'43"**, an arc length of **191.61 feet**, and a chord which bears **S 71°20'33" W**, a distance of **191.59 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 177+12.04, for a point of tangency;
- 6) **THENCE, S 72°47'24" W** a distance of **195.02 feet** to the **POINT OF BEGINNING**, containing 0.1332 acres (5,800 square feet) of land, more or less;

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The subject tract shown hereon is an easement, monuments were not set for corners.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933 (now retired).

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001

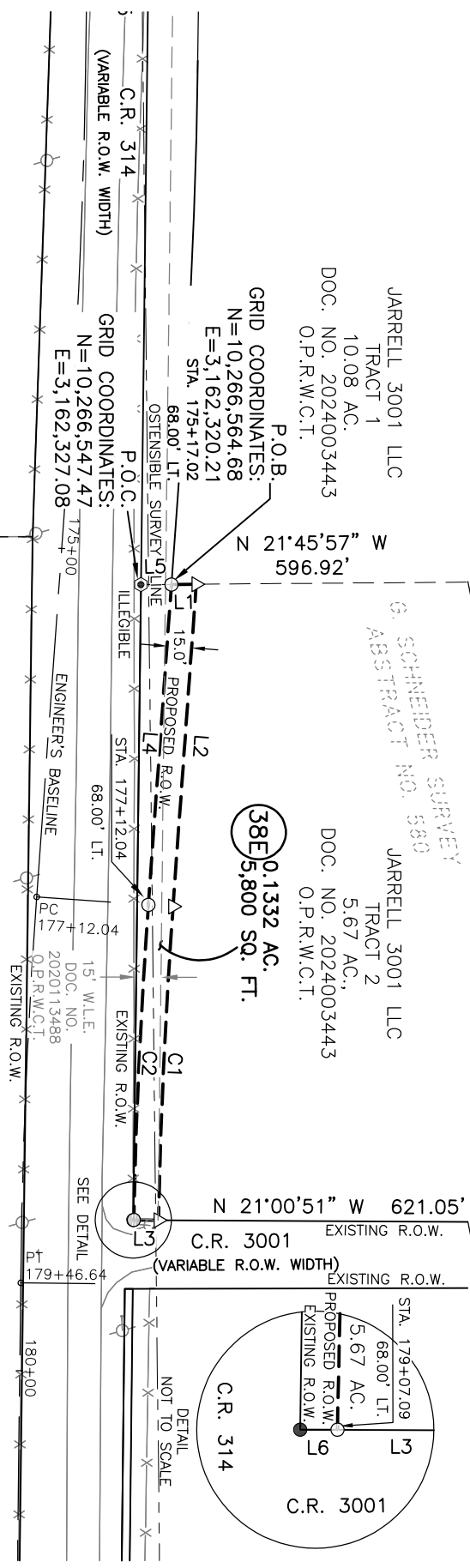
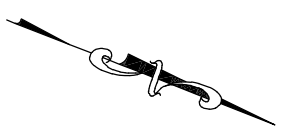
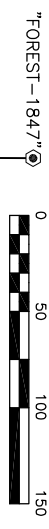


PLAT TO ACCOMPANY DESCRIPTION

LEGEND

- △ CALCULATED POINT
- ⊕ COTTON GIN SPINDLE FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/ ALUMINUM CAP
- STAMPED "WILLAMSON COUNTY" SET
- ↘ BREAK IN SCALE
- ℙ PROPERTY LINE
- ℙ O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
- ℙ P.O.B. POINT OF BEGINNING
- ℙ P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION

NO.	BEARING	DISTANCE
L1	N 21°45'57" W	15.05'
L2	N 72°47'24" E	196.22'
L3	S 21°00'51" E	15.00'
L4	S 72°47'24" W	195.02'
L5	N 21°45'57" W	18.53'
L6	S 21°00'51" E	0.23'



GRID COORDINATES:
N=10,266,564.68
E=3,162,320.21
STA. 175+17.02

38E 0.1332 AC.
5,800 SQ. FT.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3,777.00'	2°53'30"	190.62'	N 71°20'39" E	190.60'
C2	3,792.00'	2°53'43"	191.61'	S 71°20'33" W	191.59'

PROJECT NO.: SLAN-001

07/30/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC

SCALE 1" = 100'	WILLAMSON COUNTY	PROJECT C.R. 314	PAGE 3 OF 4
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PARCEL 38E
0.1332 AC.
5,800 SQ. FT.

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

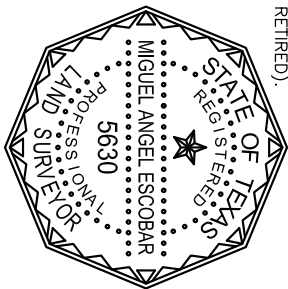
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.
- 7) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402660, EFFECTIVE 03/26/2024, ISSUED 04/04/2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS NO. 4933 (NOW RETIRED).

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100

PROJECT NO.: SLAN-001



PARCEL PLAT SHOWING PROPERTY OF
JARRELL 3001 LLC

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 38E
0.1332 AC.
5,800 SQ. FT.

07/30/2024

SCHEDULE B:

1. RESTRICTIVE COVENANTS RECORDED IN:
DOCUMENT NO. 2000039127, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
- 10a. (NOT A SURVEY MATTER)
- 10b. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JANUARY 5, 2001, EXECUTED BY ALAN COINDREAU TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED UNDER DOCUMENT NO. 2002073544, OFFICIAL RECORDS WILLAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10c. WATER UTILITY EASEMENT DATED AUGUST 20, 2020, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2020113488, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10d. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
- 10e. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD.
- 10f. (NOT A SURVEY MATTER)
- 10g. (NOT A SURVEY MATTER)
- 10h. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10i. RIGHTS OF PARTIES IN POSSESSION.



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