

CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

THE JOHNSON DEVELOPMENT CORP.;

CR207B PARTNERS, LP;

CR207S PARTNERS, LP;

BILL CHAPMAN;

HEATH CHAPMAN

AND

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. _____

CONSENT AND DEVELOPMENT AGREEMENT

This **CONSENT AND DEVELOPMENT AGREEMENT** (this “Agreement”) is by **Williamson County, Texas**, a Texas political subdivision (the “County”), **The Johnson Development Corp.** (the “Developer”), and **CR207B Partners, LP, CR207S Partners, LP, Bill Chapman, and Heath Chapman** (collectively, the “Owner”). Subsequent to its creation, **Williamson County Municipal Utility District No. ____**, a proposed municipal utility district to be created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54, Texas Water Code as contemplated by this Agreement (the “District”), will become a party to this Agreement. The County, the Owner, the Developer and the District are sometimes referred to individually herein as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, Owner owns approximately 762 acres of land located within the boundaries of the County (the “Land”)

WHEREAS, the Developer has under contract with Owner to purchase the Land; and

WHEREAS, the Land is more particularly described by metes and bounds and map depiction on the attached **Exhibit A**; and

WHEREAS, the Developer intends that the Land will be developed in phases as a master-planned, residential community that will include park and recreational facilities to serve the Land; and

WHEREAS, the Owner, Developer, and the County wish to enter into this Agreement to encourage innovative and comprehensive master-planning of the Land, provide certainty of regulatory requirements throughout the term of this Agreement, and result in a high-quality development for the benefit of the present and future residents of the County and the Land; and

WHEREAS, the Owner and Developer has proposed to create the District over the Land pursuant to an application to be filed with the Texas Commission on Environmental Quality (the “TCEQ”); and

WHEREAS, the purposes of the proposed District include designing, constructing, acquiring, installing, and financing, water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements as authorized by the Texas Constitution and Texas Water Code to serve the area within the District (collectively, the “District Improvements”); and

WHEREAS, construction of the District Improvements will occur in phases, as determined by the District and the Developer, and in accordance with this Agreement; the applicable regulations of the County; Chapters 49 and 54, Texas Water Code, as amended; the rules and regulations of the TCEQ, as amended; and applicable state and federal regulations (collectively, the “Applicable Regulations”); and

WHEREAS, subsequent to its creation, the District is authorized to enter into this Agreement pursuant to the provisions of Texas law, including but not limited to, Chapters 49 and 54, Texas Water Code, as amended; and Chapter 791, Texas Government Code, as amended; and

WHEREAS, the County is a political subdivision of the State of Texas and the County has the authority to enter into this Agreement;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the Parties contract as follows:

ARTICLE I DEFINITIONS

Section 1.01. **Definitions.** In addition to the terms defined elsewhere in this Agreement or in the County's regulations, the following terms and phrases used in this Agreement will have the meanings set out below:

Applicable Rules means the County's rules and regulations in effect as of the date of County's execution of this Agreement, including the County's Subdivision Regulations and the County's Long Range Transportation Plan ("LRTP"), as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any variances, waivers, and exceptions to such rules that are approved by the County; (iii) any applicable interlocal agreement to which the County is a party; and (iv) any additional restrictions or regulations agreed to by Developer in writing.

Agreement means this Consent and Development Agreement.

Commission or TCEQ means the Texas Commission on Environmental Quality or its successor agency.

County means Williamson County, Texas.

County's Subdivision Regulations means the Williamson County Subdivision Regulations in effect on the date of the County's execution of this Agreement.

Developer means The Johnson Development Corp., and its successors and assigns under this Agreement.

District means the Municipal Utility District identified herein-above, a political subdivision of the State of Texas to be created over the Land.

District Improvements means the water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements, as authorized by the Texas Constitution and Texas Water Code, to serve the District.

Land means approximately 762 acres of land located in Williamson County, Texas, as described by metes and bounds and map depiction on **Exhibit A**.

LRTP means the Williamson County Long Range Transportation Plan as adopted on the date of the County's execution of this Agreement.

Owner means the owners of the Land, identified herein-above, its company or its successors and assigns under this Agreement.

Provisional Acceptance means the County accepting a roadway after the completion of construction and approval by the County for traffic operations only, but not for maintenance.

Reimbursement Agreement means any agreement between Developer and District for the reimbursement of eligible costs associated with the construction of any works, improvements, facilities, plants, equipment and appliances necessary to accomplish any purpose or function permitted by the District.

Road Projects means any road projects or improvements in aid of such road projects that the District is authorized to undertake pursuant to Article III, Section 52, Article XVI, Section 59 of the Texas Constitution, as amended, or Chapters 49 and 54, Texas Water Code, as amended, or otherwise pursuant to any authority granted to the District by special act of the Texas Legislature or by Texas law.

Subdivision Roads means all roads within the Land, regardless of size or functional classification, that are not identified as LRTP Arterials or Corridor Projects within the LRTP. Subdivision Roads include, but are not limited to the pavement structure (including but not limited to HMA or concrete surface, base material, subgrade material, geogrid, pavement striping, curbs, gutters, and shoulders), any stormwater conveyance devices (including but not limited to culverts, ditches, channels, storm drains, and inlets), structural components (including but not limited to bridges, bridge-class culverts, and retaining walls), water quality and detention devices, vegetation control, and any improvements in aid of roads.

ARTICLE II

CREATION OF DISTRICT AND EXECUTION OF AGREEMENTS

Section 2.01. Creation of District. The County agrees that this Agreement will constitute and evidence the County's non-opposition to the creation of the District and that no further action will be required on the part of the County related to the creation of the District. If the County submits a request for a contested case hearing, Developer, in addition to the additional remedies set forth in Article V, shall have the right to terminate this Agreement, in which case this Agreement shall be null and void and of no further force or effect.

Section 2.02. District Execution of Agreement. The Developer shall cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement within thirty (30) days after the date the District's Board of Directors holds its organizational meeting.

ARTICLE III ROADWAY IMPROVEMENTS

Section 3.01. Right of Way Dedications.

(a) LRTP Corridor Project Dedication. The County has adopted a LRTP which provides for the planning and future construction of certain road corridors within the County ("Corridor Project"). The Owner, Developer, or an affiliated entity under common control of the Owner or Developer, will convey, or cause to be conveyed, by special warranty deed, in fee simple and free and clear of all liens and encumbrances, to County, at no cost to the County, 100% of the right-of-way owned by Owner, Developer, or an affiliated entity under common control of the Owner or Developer required for any roads which are shown within and/or adjacent to the boundaries of the Land as Corridor Projects in the LRTP, as depicted in **Exhibit B**, within the earlier of thirty (30) days after the final alignment for any Corridor Project is set; or, in the case that a final alignment for any Corridor Project has not been set, prior to the approval of any preliminary plat containing any Corridor Project within or adjacent to the Land. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is that is not otherwise owned by Owner, Developer, or any affiliated entity under common control of Owner or Developer, the County shall be responsible for acquiring said right-of-way.

(b) LRTP Arterial(s) Dedication. The Owner, Developer, or an affiliated entity under common control of Owner or Developer will dedicate to the County, in fee simple and free and clear of all liens and encumbrances, at no cost to the County, through plat or otherwise, as determined by the County, 100% of the right-of-way owned by the Owner, Developer, or an affiliated entity under common control of Owner or Developer required for any roads which are shown within and/ or adjacent to the boundaries of the Land as arterial roadways in the LRTP ("LRTP Arterial(s)"), as depicted in **Exhibit B**. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is not owned by Owner, Developer, or an affiliated entity under common control of Owner or Developer, the County shall be responsible for acquiring said right-of-way.

(c) Right of Way Reimbursements. The Owner and Developer reserves the right to seek reimbursement for any such right-of-way dedications from the District in accordance with the laws of the State of Texas. The Parties acknowledge that the final location of any Corridor Project and/or LRTP Arterial(s) right-of-way may be subject to minor changes from those shown on **Exhibit B**, subject to approval by Owner or Developer which will not be unreasonably withheld. Owner and Developer shall have no obligation to convey any lands to the County not located within or adjacent to the Land.

Section 3.02. Road Construction. Except in cases when the Owner, Developer or District constructs a portion of a Corridor Project to serve the District pursuant to the Applicable Rules, the County agrees that it or another governmental entity, not including the District, will be responsible for the design and construction of any Corridor Project and paying the cost for same. The actual construction date of any Corridor Project is at this time undetermined and dependent upon the success of future County or City road bond elections. The construction of all Subdivision Roads shall be the responsibility of the Owner, Developer, or the District and shall be constructed

pursuant to the Applicable Rules. The Owner and Developer shall be entitled to reimbursement for expenses of such Subdivision Roads from the District, as allowed by the laws of the State of Texas.

Section 3.03. Road Maintenance. The County will not ever accept the Subdivision Roads for maintenance and the Owner, Developer and District acknowledge and agree that the District shall be solely responsible for all maintenance, repair and/or reconstruction of Subdivision Roads, including paying the cost for same, and, except for traffic operations, the County shall not be responsible those items. The Owner and Developer hereby acknowledges and agrees that it shall cause the District creation to include the powers and authority necessary to maintain, repair and or reconstruct such Subdivision Roads. The District shall not be responsible for maintenance of any roads other than Subdivision Roads.

Section 3.04. Additional Land Conveyance. The Owner, Developer, and County acknowledge that the County may require additional land to be conveyed to the County for drainage/water quality improvements to serve the Corridor and LRTP projects shown on Exhibit B. The County will work with the Developer to minimize the amount of such additional land to be conveyed to the County. In no event shall such additional land exceed nine (9) acres. The Developer agrees to convey, or cause to be conveyed, such additional land to the County by special warranty deed provided that the location, and amount, of such additional land is agreed upon by the Developer and consistent with the Developer's plan for development of the Property.

ARTICLE IV DEVELOPMENT OF LAND

Section 4.01. Uniform and Continued Development. The Parties intend that this Agreement provides for the uniform review and approval of plats and development plans for the Land; and provide other terms and consideration. Accordingly, the portion of the Land within the County will be developed and the infrastructure required for such portion of the Land will be designed and constructed in accordance with the Applicable Rules and this Agreement. Subject to the terms and conditions of this Agreement, the County confirms and agrees that the Owner and Developer have vested authority to develop the portion of the Land located in the County in accordance with the Applicable Rules in effect as of the date of the County's execution of this Agreement. Changes or modifications to the Applicable Rules adopted after the date of County's execution of this Agreement will only be applicable to the extent permitted by Chapter 245, Texas Local Government Code. If there is any conflict between the Applicable Rules and the terms of this Agreement, the terms of this Agreement will control.

Section 4.02. Additional Land. Any land located in Williamson County, Texas that is added to the District in addition to the Land described in **Exhibit A**, whether by annexation or any other means, shall be considered part of the Land and subject to the terms and conditions of this Agreement; provided, however, such additional land shall be excepted from the vesting rights set out in Section 4.01 and shall be developed in accordance the Applicable Rules in effect on the date a complete plat application or

development permit is filed with the County for the specific portion of the additional land that is sought to be developed.

Section 4.03. Manufactured Home for District Elections. One (1) HUD-certified manufactured home may be located within the Land solely for the purpose of providing qualified voters within the District for the District's confirmation, director, and bond elections. The manufactured home permitted by this Agreement will not require any permit or other approval by the County and will be promptly removed when no longer needed.

ARTICLE V TERM, ASSIGNMENT, AND REMEDIES

Section 5.01. Term. The term of this Agreement shall commence following the County's, Owner's, and Developer's execution hereinbelow and shall continue until the District is dissolved in accordance with the laws of the State of Texas or until this Agreement terminates by its terms, whichever is sooner.

Section 5.02. Termination and Amendment by Agreement. This Agreement may be terminated or amended as to all of the Land at any time by mutual written consent of the County, the Owner, and the Developer, and, following creation of the District, the District. This Agreement may be terminated or amended only as to a portion of the Land at any time by the mutual written consent of the County, the owner of the portion of the Land affected by the amendment or termination and, following creation of the District, the District. After full-build out of the Land and issuance of all bonds by the District for reimbursement of Owner's and Developer's eligible costs, this Agreement may be terminated or amended at any time by the mutual written consent of the County and the District. Notwithstanding the foregoing, in the event (i) Developer does not purchase the Land, in which case Developer shall provide notice to the County within thirty (30) days of termination of the purchase contract, and (ii) Owner does not proceed with submittal of an application to the TCEQ for creation of the District, Owner may terminate this Agreement by providing written notice to the County.

Section 5.03. Assignment.

(a) This Agreement, and the rights of the Owner and Developer hereunder, may be assigned by one or more of the Owners and Developer, with the County's written consent which will not be unreasonably withheld, as to all or any portion of the Land. Any assignment will be in writing, specifically set forth the assigned rights and obligations, be executed by the proposed assignee, and be delivered to the County. Notwithstanding the foregoing, Owner and Developer shall have the right to assign the Agreement, in whole or in part, to any affiliated entity under common control of the Owner or Developer without the County's written consent; provided, however, that the Owner or Developer shall provide the County written notice of the assignment to the affiliated entity under common control.

(b) The terms of this Agreement will run with the Land and will be binding upon the Owner, Developer, and its permitted assigns, and shall survive judicial or non-judicial foreclosure, for so long as this Agreement remains in effect.

(c) This Agreement is not intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully subdivided, developed, and improved lot or a platted commercial lot within the Land.

Section 5.04. Remedies.

(a) If the County defaults under this Agreement, the Owner, Developer, or the District may give notice setting forth the event of default ("Notice") to the County. If the County fails to cure any default that can be cured by the payment of money ("Monetary Default") within forty-five (45) days from the date the County receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within forty-five (45) days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the Developer or the District may enforce this Agreement by injunctive relief or a writ of mandamus from a Williamson County District Court or terminate this Agreement.

(b) If the Owner or Developer or the District defaults under this Agreement, the County may give Notice to the defaulting party. If the Owner or the District fails to cure any Monetary Default within forty-five (45) days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within forty-five (45) days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the County may enforce this Agreement by injunctive relief against the defaulting party from a Williamson County District Court or terminate this Agreement. If Developer fails to cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement as required by Section 2.02 of this Agreement, the County shall have the right to enjoin Developer from executing any Reimbursement Agreements with the District and collecting reimbursements from the District for Developer's eligible costs .

(c) If any Party defaults, the prevailing Party in the dispute will be entitled to recover its reasonable attorney's fees, expenses, and court costs from the non-prevailing Party.

ARTICLE VI MISCELLANEOUS PROVISIONS

Section 6.01. Notice. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the Party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the Party to be notified and with all charges prepaid; or (iii) by personally delivering it to the Party, or any agent of the Party listed in this Agreement. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposed of notice, the addresses of the Parties will, until changed as provided below, be as follows:

County: Williamson County
Attn: County Judge
710 Main Street, Ste. 101
Georgetown, Texas 78628

Developer: The Johnson Development Corp.
Attn: Elizabeth York
5005 Riverway Drive
Houston, TX 77056

District: Williamson County Municipal Utility District No. ____
c/o Allen Boone Humphries Robinson LLP
Attn: Ryan Harper
919 Congress Avenue, Suite 1500
Austin, TX 78701

Owner(s): CR207B Partners
Attn: Bill Chapman
P.O. Box 639
Liberty Hill, TX 78642

CR207S Partners
Attn: Bill Chapman
P.O. Box 639
Liberty Hill, TX 78642

Bill Chapman
P.O. Box 639
Liberty Hill, TX 78642

Heath Chapman
P.O. Box 639
Liberty Hill, TX 78642

The Parties may change their respective addresses to any other address within the United States of America by giving at least five days' written notice to the other party.

Section 6.02. **Severability.** If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid, or enforceable provision as is possible.

Section 6.03. **Waiver.** Any failure by a Party to insist upon strict performance by the other party of any material provision of this Agreement will not be deemed a waiver thereof or of any other provision, and such Party may at any time

thereafter insist upon strict performance of any and all of the provisions of this Agreement.

Section 6.04. Applicable Law and Venue. The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Williamson County, Texas.

Section 6.05. Entire Agreement. This Agreement contains the entire agreement of the Parties. There are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement supersedes all other agreements between the Parties concerning the subject matter.

Section 6.06. Exhibits, Headings, Construction, and Counterparts. All schedules and exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. The Parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument.

Section 6.07. Time. Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays, and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday, or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday, or legal holiday.

Section 6.08. Authority for Execution. The County certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with state law. The Owner, Developer, and District hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with the constituent documents of each person or entity executing on behalf of the Owner, Developer, and District.

Section 6.09 Force Majeure. If, by reason of force majeure, any Party is rendered unable, in whole or in part, to carry out its obligations under this Agreement, the Party whose performance is so affected must give notice and the full particulars of such force majeure to the other Parties within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the Party giving such notice, will, to the extent it is affected by such force majeure, be suspended during the continuance of the inability but for no longer period. The Party claiming force majeure must endeavor to remove or overcome such inability with all reasonable dispatch. The term “*force majeure*” means Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State

of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a Party to perform due to any other causes not reasonably within the control of the Party claiming such inability.

Section 6.10. **Interpretation.** As used in this Agreement, the term “including” means “including without limitation” and the term “days” means calendar days, not business days. Wherever required by the context, the singular shall include the plural, and the plural shall include the singular. Each defined term herein may be used in its singular or plural form whether or not so defined.

Section 6.11. **No Third-Party Beneficiary.** This Agreement is solely for the benefit of the Parties, and neither the County, the District, the Owner, nor the Developer intends by any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit upon or enforceable rights under this Agreement or otherwise upon anyone other than the County, the District, and the Owner and the Developer (and any permitted assignee of the Owner or Developer).

Section 6.12. **Exhibits.** The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Metes and Bounds Description and Map of the Land

Exhibit B - LRTP Corridor Project and/or Arterial Locations

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below.

(Signatures on the following pages.)

**WILLIAMSON COUNTY, TEXAS
(COUNTY)**

By: _____

Name: _____

Title: As Presiding Officer of the Williamson
County Commissioners Court

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 20____, by____
_____, as Presiding Officer of the Williamson County
Commissioners Court, on behalf of said County.

Notary Public Signature

(Seal)

DEVELOPER:

THE JOHNSON DEVELOPMENT CORP.,
a Delaware corporation

By: Michael J. Smith

Name: Michael J. Smith

Its: President and CEO

Date: February 20, 2025

Address for Notice:

The Johnson Development Corp.
Attn: Elizabeth York
5005 Riverway, Suite 500
Houston, TX 77056

THE STATE OF Texas
COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on the 20th day of February, 2025, by Michael J. Smith, as President + CEO of Johnson Dev. Corp. on behalf of Developer.

(Seal)



[Signature]
Notary Public Signature

OWNER:

CR 207B Partners, LP,
a Texas limited partnership

By: CR207B GP, LLC,
its General Partner

By: Bill J. Chapman
Name: Bill J. Chapman
Its: Manager
Date: 2-20-25

Address for Notice:

CR 207 B Partners, LP
Attn: Bill Chapman
P.O. BOX 639
Liberty Hill, TX 78642

THE STATE OF Texas

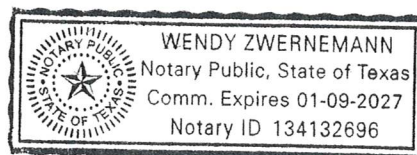
COUNTY OF Williamson

§
§
§

This instrument was acknowledged before me on the 20 day of February, 2025, by Bill Chapman, as Manager of CR207B GP, LLC, General Partner of CR207B Partners, LP, on behalf of said limited liability company and limited partnership.

Wendy Zwerneemann
Notary Public Signature

(Seal)



OWNER:

CR 207S Partners, LP,
a Texas limited partnership

By: CR207S GP, LLC,
its General Partner

By: Bill J. Chapman
Name: Bill J. Chapman
Its: Manager
Date: 2-20-25

Address for Notice:

CR 207 B Partners, LP
Attn: Bill Chapman
P.O. BOX 639
Liberty Hill, TX 78642

THE STATE OF TEXAS

§

COUNTY OF Williamson

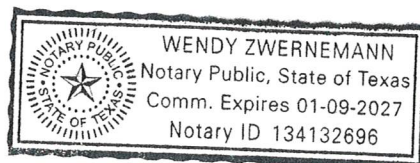
§

§

This instrument was acknowledged before me on the 20 day of February, 2025, by Bill Chapman, as Manager of CR207S GP, LLC, General Partner of CR207S Partners, LP, on behalf of said limited liability company and limited partnership.

Wendy Zwernemann
Notary Public Signature

(Seal)



OWNER:

BILL CHAPMAN

Bill Chapman
Date: 2-26-25

Address for Notice:

Bill Chapman
P.O. BOX 639
Liberty Hill, TX 78642

THE STATE OF TEXAS

§

COUNTY OF Williamson

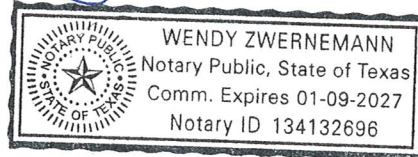
§

§

This instrument was acknowledged before me on the 20 day of
February, 2025, by Bill Chapman.

Wendy Zwernemann
Notary Public Signature

(Seal)



OWNER:

HEATH CHAPMAN

Heath Chapman

Date: 2/20/25

Address for Notice:

Heath Chapman
P.O. BOX 639
Liberty Hill, TX 78642

THE STATE OF TEXAS

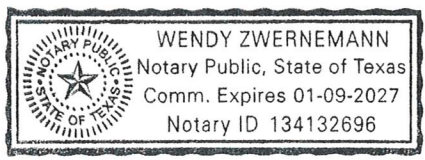
§
§
§

COUNTY OF Williamson

This instrument was acknowledged before me on the 20 day of February, 2025, by Heath Chapman.

Wendy Zwernemann
Notary Public Signature

(Seal)



**WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT NO. _____**

By: _____

Name: _____

Title: _____

Date: _____

Address for Notice:

WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT
c/o Allen Boone Humphries Robinson LLP
Attn: Ryan Harper
919 Congress Avenue, Suite 1500
Austin, TX 78701

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on _____,
_____, by _____, President of the Board of
Directors of _____ Municipal Utility District No. _____, on behalf of said
District.

Notary Public Signature

(Seal)

EXHIBIT A

Metes and Bounds Description
and
Map of the Land

[attached]



Firm: 10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

FIELD NOTES FOR A 221.075 ACRE TRACT OF LAND:

BEING A 221.075 ACRE TRACT OF LAND, LOCATED IN THE NATHANIEL CAMPBELL SURVEY, ABSTRACT NO. 2, THE THOMAS W, MOORE SURVEY, ABSTRACT NO. 419, AND THE JACKSON BERRY SURVEY, ABSTRACT NO. 62, WILLIAMSON COUNTY, TEXAS, SAID 221.075 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 264.20 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2004093271, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 221.075 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the northwest right-of-way line of County Road 202, being an exterior corner of the remainder of said 264.20 acre tract, the southwest corner of that called 11.61 acre tract of land recorded in Document No. 2022012965, Official Public Records, Williamson County, Texas, said point being an exterior corner of the herein described tract of land;

1. **Thence**, with the northwest right-of-way line of County, Road 202, a southeast line of the remainder of said 264.20 acre tract **S 69° 41' 17" W**, a distance of **629.44'** (Record: S 70° 12' 53" W), to a 1/2" iron rod located in the northwest right-of-way line of County Road 202, being an exterior corner of the remainder of said 264.20 acre tract, the southeast corner of that called 6.7846 acre tract of land recorded in Document No. 2000077349, Official Public Records, Williamson County, Texas, said point being an exterior corner of the herein described tract of land;
2. **Thence**, departing the northwest right-of-way line of County Road 202, with a southwest line of the remainder of said 264.20 acre tract, the northeast line of said 6.7846 acre tract, the northeast line of the remaining portion of that called 30.468 acre tract of land recorded in Document No. 9654939,

Official Public Records, Williamson County, Texas, **N 20° 28' 51" W**, a distance of **1286.00'** (Record: N 19° 48' 46" W, a distance of 1286.22'), to a 1/2" iron rod located for an interior corner of the remainder of said 264.20 acre tract, the northeast corner of the remainder of said 30.468 acre tract, said point being an interior corner of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 264.20 acre tract, and the remainder of said 30.468 acre tract, the following two (2) courses and distances:

3. **S 68° 35' 32" W**, a distance of **1186.58'** (Record: S 69° 16' 25" W, a distance of 1186.61'), to a 1/2" iron rod located for an interior corner of the remainder of said 264.20 acre tract, the northwest corner of the remainder of said 30.468 acre tract, said point being an interior corner of the herein described tract of land;
4. **S 33° 34' 22" E**, a distance of **1293.67'** (Record: S 32° 53' 43" E, a distance of 1294.00'), to a 1/2" iron rod located on the northwest right-of-way line of County Road 202, being an exterior corner of the remainder of said 264.20 acre tract, the southwest corner of the remainder of said 30.468 acre tract, said point being an exterior corner of the herein described tract of land;

Thence, with the northwest right-of-way line of County Road 202, the southeast lines of the remainder of said 264.20 acre tract, the following four (4) courses and distances:

5. **S 71° 03' 39" W**, a distance of **83.52'** (Record: S 72° 03' 17" W, a distance of 83.41'), to a 1/2" iron rod located for an angle point for the herein described tract of land;
6. **S 69° 09' 17" W**, a distance of **547.00'** (Record: S 69° 50' 09" W, a distance of 547.16'), to a 1/2" iron rod located for an angle point for the herein described tract of land;
7. **S 70° 33' 57" W**, a distance of **114.61'** (Record: S 71° 08' 35" W, a distance of 114.48'), to a 1/2" iron rod located for an angle point for the herein described tract of land;

8. **S 01° 36' 04" E**, a distance of **12.31'** (Record: S 00° 02' 10" W, a distance of 12.44'), to a 1/2" iron rod located on the northwest right-of-way line of County Road 202, being an angle point of the remainder of said 264.20 acre tract, said point being an angle point of the herein described tract of land;
9. **Thence**, departing the northwest right-of-way line of County Road 202, with a southeast line of the remainder of said 264.20 acre tract, **N 76° 17' 08" W**, a distance of **258.06'** (Record: N 74° 38' 54" W, a distance of 258.06'), to a calculated point in the approximate centerline of the North Fork San Gabriel River, said point being the southwest corner of the herein described tract of land;

Thence, with the approximate center line of the North Fork San Gabriel River, the following fourteen (14) courses and distances:

10. **N 21° 41' 09" W**, a distance of **245.26'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
11. **N 43° 38' 27" W**, a distance of **161.56'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
12. **N 56° 26' 11" W**, a distance of **148.10'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
13. **N 65° 22' 23" W**, a distance of **296.47'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
14. **N 66° 57' 14" W**, a distance of **65.92'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
15. **N 74° 05' 09" W**, a distance of **282.73'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;

16. **N 66° 04' 13" W**, a distance of **132.64'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
17. **N 55° 39' 23" W**, a distance of **181.18'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
18. **N 41° 43' 22" W**, a distance of **228.47'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
19. **N 30° 42' 50" W**, a distance of **140.34'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
20. **N 06° 36' 33" W**, a distance of **139.47'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
21. **N 04° 38' 34" E**, a distance of **110.80'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
22. **N 08° 38' 38" E**, a distance of **228.62'** to a calculated point in the center line of the North Fork San Gabriel River for an angle point of the herein described tract of land;
23. **N 36° 56' 58" E**, a distance of **225.54'** to a calculated point in the center line of the North Fork San Gabriel River, being an angle point of the remainder of said 264.20 acre tract, the southwest corner of that certain 20.136 acre tract of land recorded in Document No. 2016056095, Official Public Records, Williamson County, Texas, said point being an angle point of the herein described tract of land;
24. **Thence**, departing the approximate center line of North Fork San Gabriel River, with the common boundary lines of the remainder of said 264.20 acre tract, and said 20.136 acre tract, the following two (2) courses and distances:

25. **N 65° 45' 14" E**, passing a 5/8" iron rod with a red "REFERENCE POINT" cap set on-line at a distance of 353.22', continuing for a distance of **1443.25'** (Record per Document No. 2016056095: N 65° 45' 14" E, a distance of 1443.25'), to a 1/2" iron rod located for an interior corner of the herein described tract of land;

26. **N 24° 14' 04" W**, a distance of **726.33'** (Record per Document No. 2016056095: N 24° 14' 46" W, a distance of 726.27'), to a 1/2" iron rod located for the northwest corner of the remainder of said 264.20 acre tract, the northeast corner of said 20.136 acre tract, being in a southeast line of that called 279.41 acre tract of land recorded in Document No. 2023023810, Official Public Records, Williamson County, Texas, said point being the northwest corner of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 264.20 acre tract, and said 279.41 acre tract, the following nine (9) courses and distances:

27. **N 63° 25' 40" E**, a distance of **493.20'** (Record: N 64° 06' 25" E), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

28. **N 68° 05' 37" E**, a distance of **122.45'** (Record: N 68° 46' 39" E, a distance of 122.56'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

29. **N 69° 22' 35" E**, a distance of **54.34'** (Record: N 70° 43' 56" E, a distance of 54.20'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;

30. **N 66° 56' 44" E**, a distance of **826.76'** (Record: N 67° 33' 58" E, a distance of 826.44'), to a cotton spindle located for an angle point of the herein described tract of land;

31. **N 69° 41' 14" E**, a distance of **363.70'** (Record: N 70° 21' 41" E, a distance of 363.72'), to a 1/2" iron rod located for an angle point of the herein described tract of land;

32. **N 68° 27' 55" E**, a distance of **1063.59'** (Record: N 69° 07' 32" E, a distance of 1063.83'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;
33. **N 69° 58' 27" E**, a distance of **709.48'** (Record: N 70° 40' 42" E, a distance of 709.49'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
34. **N 76° 38' 11" E**, a distance of **391.69'** (Record: N 77° 18' 37" E, a distance of 391.77'), to a 1/2" iron rod located for the northeast corner of the herein described tract of land;
35. **S 12° 32' 02" W**, a distance of **1777.35'** (Record: S 13° 13' 03" W), to a 1/2" iron rod located for an exterior corner of the remainder of said 264.20 acre tract, being in a northwest line of said 279.41 acre tract, the northeast corner of that certain 22.909 acre tract of land recorded in Document No. 2020117500, Official Public Records, Williamson County, Texas, said point being an exterior corner of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 264.20 acre tract, and said 22.909 acre tract, the following six (6) courses and distances:

36. **N 76° 18' 21" W**, a distance of **447.18'** (Record per Document No. 2020117500: N 76° 18' 21" W, a distance of 447.18'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an angle point of the herein described tract of land;
37. **S 69° 54' 01" W**, a distance of **571.59'** (Record per Document No. 2020117500: S 69° 54' 01" W, a distance of 571.59'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for an interior corner of the herein described tract of land;
38. **S 20° 05' 59" E**, a distance of **25.00'** (Record per Document No. 2020117500: S 20° 05' 59" E, a distance of 25.00'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located at the beginning of a curve to the right;
39. with said curve to the right containing a radius of 525.00', a central angle of 46°36'58", a chord which bears S 03° 12' 30" W, a chord distance of

415.46', a total **curve length** of **427.14'**, to a 1/2" iron rod located for a point of tangency of the herein described tract of land;

40. **S 26° 30' 59" W**, a distance of **49.81'** (Record per Document No. 2020117500: N 26° 30' 59" W, a distance of 49.81'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located at the beginning of a curve to the left of the herein described tract of land;

41. with said curve to the left containing a radius of 786.43', a central angle of 45°44'59", a chord which bears S 03° 28' 15" W, a chord distance of 611.40', a total **curve length** of **627.95'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located at a point of tangency for the remainder of said 264.20 acre tract, being the southwest corner of said 22.909 acre tract, the northwest corner of said 11.61 acre tract, said point being a point of tangency of the herein described tract of land;

42. **Thence**, with a northeast line of the remainder of said 264.20 acre tract, the southwest line of said 11.61 acre tract, **S 20° 34' 16" E**, a distance of **871.46'** (Record: S 19° 47' 27" E, a distance of 871.19'), to the **POINT OF BEGINNING** containing **221.075 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.





Travis L. Quicksall RPLS #6447
Date: 01/22/2025
Job #25-0003

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 239.52 ACRES OF LAND OUT OF THE N. CAMPBELL SURVEY, ABSTRACT NUMBER 2 AND THE J. BERRY SURVEY, ABSTRACT NUMBER 62, BOTH OF WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDY BURKETT 239.52 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2014010004, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 239.52 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWED:

BEGINNING at an iron rod set in the westerly right-of-way line of CR 207, at the southeast corner of that certain Andrew A. Hudson 227.64 acre tract recorded in Document Number 2014067598, Official Public Records, said county (herein referred to as OPR), same being the northeast corner of said 239.52 acre tract, for the northeast corner hereof;

THENCE along said right-of-way line and the easterly line of said 239.52 acre tract, the following 3 calls,

1. South 16 degrees 50 minutes 00 seconds West, 252.89 feet to an iron rod set,
2. South 12 degrees 00 minutes 00 seconds East, 118.50 feet to an iron rod set,
3. South 18 degrees 56 minutes 26 seconds East, 1,029.00 feet to an iron rod set in said line, at the northeast corner of that certain John L. Stapper 195.27 acre tract recorded in Document Number 2018051668, OPR, same being the southeast corner of said 239.52 acre tract, for the southeast corner hereof;

THENCE South 71 degrees 10 minutes 00 seconds West, along the northerly line of said 195.27 acre tract and the southerly line of said 239.52 acre tract, at 4,760.66 feet passing an iron rod set in said line, and continuing in all, 7,230.00 feet to the easterly line of that certain Robert Umstad 161.80 acre tract recorded in Volume 826, Page 597, Deed Records, said county, at the northwest corner of said 195.27 acre tract, same being the southwest corner of said 239.52 acre tract, for the southwest corner hereof;

THENCE along the easterly line of said 161.80 acre tract, that certain Warren Broz 4.32 acre tract recorded in Document Number 1997025084, OPR, and that certain B.F. Ranch, LLC. 151.59 acre tract recorded in Document Number 2008057453, OPR, along the westerly line of said 239.52 acre tract, the following 10 calls,

1. North 13 degrees 00 minutes 00 seconds West, 304.99 feet,
2. North 03 degrees 00 minutes 00 seconds East, 203.00 feet,
3. North 11 degrees 24 minutes 14 seconds East, 288.77 feet,
4. North 36 degrees 33 minutes 02 seconds East, 43.51 feet,
5. North 46 degrees 18 minutes 21 seconds East, 64.57 feet,
6. North 18 degrees 31 minutes 44 seconds East, 394.09 feet,
7. North 32 degrees 11 minutes 42 seconds West, 270.97 feet,
8. North 22 degrees 10 minutes 00 seconds West, 116.58 feet,
9. North 07 degrees 06 minutes 36 seconds West, 343.65 feet to an iron rod found, being the southeast corner of said 4.32 acre tract and the northeast corner of said 161.80 acre tract,
10. North 08 degrees 14 minutes 54 seconds East, 397.25 feet to an iron rod found, for the northwest corner hereof;


THENCE continuing along the easterly line of said 4.32 acre tract and said 151.59 acre tract, along the northerly line of said 239.52 acre tract, the following 5 calls,

1. North 78 degrees 13 minutes 56 seconds East, 109.24 feet,
2. South 02 degrees 10 minutes 16 seconds East, 197.58 feet,
3. North 67 degrees 15 minutes 55 seconds East, 218.59 feet, being the most southerly corner of said 151.59 acre tract,
4. North 52 degrees 14 minutes 08 seconds East, 432.10 feet,
5. North 25 degrees 33 minutes 23 seconds East, 96.27 feet to an angle corner in the westerly line of said 277.64 acre tract, same being an angle corner in the northerly line of said 239.52 acre tract, for an angle corner in the northerly line hereof;

THENCE along the southerly line of said 227.64 acre tract, continuing along the northerly line of said 239.52 acre tract, the following 8 calls,

1. South 58 degrees 02 minutes 50 seconds East, 411.57 feet to a fence corner post found,
2. South 34 degrees 46 minutes 27 seconds East, 299.74 feet to a fence corner post found,
3. South 87 degrees 02 minutes 51 seconds East, 767.52 feet to a fence corner post found,
4. South 13 degrees 38 minutes 00 seconds East, 23.82 feet to a fence corner post found,
5. North 71 degrees 04 minutes 48 seconds East, 2,144.63 feet to a fence corner post found,
6. North 71 degrees 19 minutes 38 seconds East, 878.49 feet to a fence corner post found,
7. North 71 degrees 17 minutes 19 seconds East, 675.80 feet to a fence corner post found,
8. North 71 degrees 23 minutes 04 seconds East, 1,099.47 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



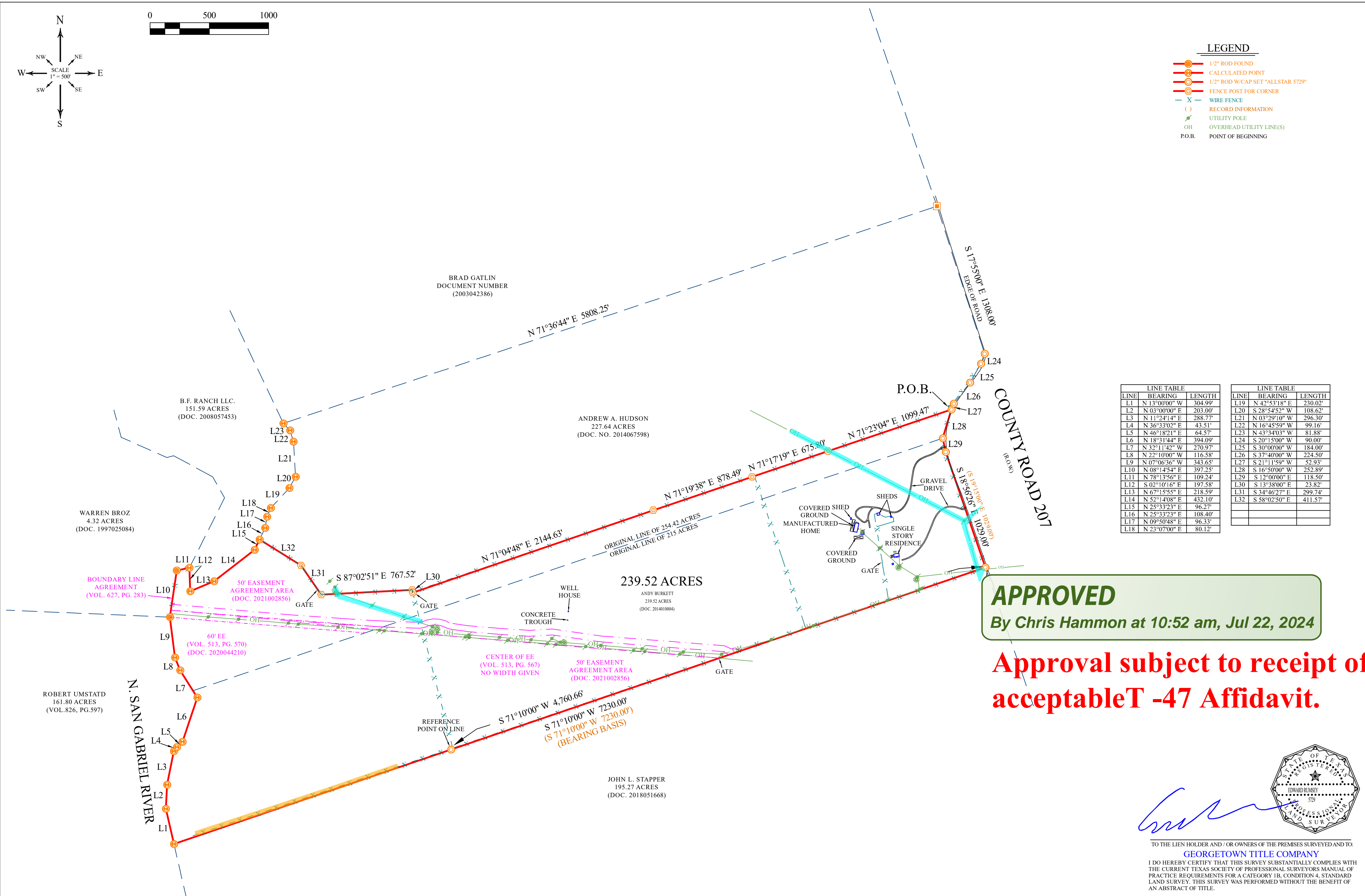
Edward Rumsey
TX R.P.L.S #5729
Job # A0400321

04-14-2021

Date

PAGE 2 OF 2

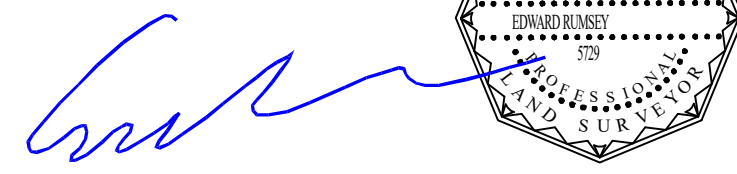




LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 13°00'00" W	304.99'	L19	N 42°53'18" E	230.02'
L2	N 03°00'00" E	203.00'	L20	S 28°54'52" W	108.62'
L3	N 11°24'14" E	288.77'	L21	N 03°29'10" W	296.30'
L4	N 36°33'02" E	43.51'	L22	N 16°45'59" W	99.16'
L5	N 46°18'21" E	64.57'	L23	N 43°34'03" W	81.88'
L6	N 18°31'44" E	394.09'	L24	S 20°15'00" W	90.00'
L7	N 32°11'42" W	270.97'	L25	S 30°00'00" W	184.00'
L8	N 22°10'00" W	116.58'	L26	S 37°40'00" W	224.50'
L9	N 07°06'36" W	343.65'	L27	S 21°11'59" W	52.93'
L10	N 08°14'54" E	397.25'	L28	S 16°50'00" W	252.89'
L11	N 78°13'56" E	109.24'	L29	S 12°00'00" E	118.50'
L12	S 02°10'16" E	197.58'	L30	S 13°38'00" E	23.82'
L13	N 67°15'55" E	218.59'	L31	S 34°46'27" E	299.74'
L14	N 52°14'08" E	432.10'	L32	S 58°02'50" E	411.57'
L15	N 25°33'23" E	96.27'			
L16	N 25°33'23" E	108.40'			
L17	N 09°50'48" E	96.33'			
L18	N 23°07'00" E	80.12'			

APPROVED
By Chris Hammon at 10:52 am, Jul 22, 2024

Approval subject to receipt of acceptable T-47 Affidavit.


TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
GEORGETOWN TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4, STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS	ADDRESS	F.I.R.M. MAP INFORMATION
SUBJECT TO EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN VOLUME 513, PAGE 570. SUBJECT TO EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NUMBER 2013033281. UNABLE TO PLOT. SUBJECT TO EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NUMBER 2020044210. SUBJECT T TO RIGHT OF ENTRY, POSSESSION AND USE AGREEMENT IN DOCUMENT NUMBER 20200002611. SUBJECT TO PERMENTENT EASEMENT AGREEMENT IN DOCUMENT NUMBER 2021002856. SUBJECT TO A BOUNDARY LINE AGREEMENT IN VOL. 627, PG. 283.	BILL CHAPMAN 3701 CR 207 LIBERTY HILL, WILLIAMSON COUNTY, TEXAS	THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48491C0075F PANEL: 0075F DATED: 12/20/2019 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.
LEGAL DESCRIPTION		
BEING 239.52 ACRES OF LAND OUT OF THE N. CAMPBELL SURVEY, ABSTRACT NUMBER 2 AND THE J. BERRY SURVEY, ABSTRACT NUMBER 62, BOTH OF WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN ANDY BURKETT 239.52 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2014010004, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 239.52 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.	SURVEY DATE: APRIL 14, 2021 TITLE CO.: GEORGETOWN TITLE G.F. NO.: 210076976 JOB NO.: A0400321 - A0807214 - A0620613	FILED BY: DERICK SOLOMON CALC. BY: CHRIS ZOTTER DRAWN BY: DAMIAN SMITH UPDATE BY: SEAN SUTTON RPLS CHECK: EDWARD RUMSEY

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TRPLS FIRM NO. 10135000

EXHIBIT "A"

BEING 279.41 ACRES OF LAND OUT OF THE NATHANIEL CAMPBELL SURVEY, ABSTRACT NUMBER 2 AND THE JACKSON BERRY SURVEY, ABSTRACT NUMBER 62, BOTH IN WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN RALPH AND ANN STRAPPER FAMILY TRUST 195.27 ACRES, CALLED TRACT A, AND 86.17 ACRES, CALLED TRACT B, RECORDED IN DOCUMENT NUMBER 9804966, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 279.41 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the westerly right-of-way line of CR 207, at the southeast corner of that certain Andy Burkett 239.52 acre tract recorded in Document Number 2014010004, Official Public Records, said county (herein referred to as OPR), same being the northeast corner of said Tract A, for the northeast corner hereof;

THENCE along said right-of-way line and the easterly line of said Tracts A and B, the following 5 calls,

1. South 19 degrees 26 minutes 48 seconds East, 1,116.18 feet to an iron rod set,
2. South 21 degrees 55 minutes 23 seconds East, 1,051.36 feet to a fence corner post found,
3. South 13 degrees 13 minutes 11 seconds East, 150.15 feet to a fence corner post found,
4. South 04 degrees 54 minutes 17 seconds East, 255.61 feet to a fence corner post found,
5. South 05 degrees 05 minutes 23 seconds East, 336.60 feet to an iron rod found at the northeast corner of that certain Bradley Fickel 10.0 acre tract recorded in Document Number 9857609, Official Records, said county, same being the southeast corner of said Tract B, for the southeast corner hereof;

THENCE along the northerly line of said 10.0 acre tract, that certain Velma Rose 15.366 acre tract recorded in Document Number 9659038, Official Records, said county, that certain David Wissinger 9.99 acre tract recorded in Document Number 2007019257, OPR, that certain Charlotte Cooper 7.09 acre tract recorded in Document Number 2008071089, OPR, along the southerly line of said Tract B, the following 16 calls,

1. South 68 degrees 28 minutes 28 seconds West, 74.62 feet to an iron rod found,
2. South 68 degrees 27 minutes 56 seconds West, 146.77 feet,
3. South 67 degrees 46 minutes 10 seconds West, 209.90 feet,
4. South 68 degrees 16 minutes 49 seconds West, 187.41 feet,
5. South 68 degrees 12 minutes 58 seconds West, 110.90 feet,
6. South 67 degrees 57 minutes 36 seconds West, 125.37 feet,
7. South 68 degrees 22 minutes 41 seconds West, 116.14 feet to an iron rod found,
8. South 67 degrees 13 minutes 47 seconds West, 33.11 feet to an iron rod found,
9. South 68 degrees 14 minutes 38 seconds West, 215.02 feet,
10. South 68 degrees 28 minutes 11 seconds West, 249.28 feet to an iron rod found,
11. South 68 degrees 39 minutes 19 seconds West, 229.73 feet,
12. South 69 degrees 26 minutes 55 seconds West, 247.42 feet,
13. South 68 degrees 51 minutes 04 seconds West, 74.65 feet to an iron rod found,
14. South 68 degrees 54 minutes 58 seconds West, 81.48 feet to an iron rod found,
15. South 69 degrees 59 minutes 31 seconds West, 290.33 feet to an iron rod found,
16. South 68 degrees 53 minutes 34 seconds West, 199.99 feet to an iron rod found in the easterly line of that certain Heath Chapman 22.909 acre tract recorded in Document Number 2020117500, Official Public Records, said county, at the northwest corner of said 7.09 acre tract, same being the southwest corner of said Tract B, for an angle corner in the southerly line hereof;

THENCE North 12 degrees 32 minutes 08 seconds East, along the easterly line of said 22.909 acre tract, and the easterly line of that certain Bill J. Chapman 264.20 acre tract recorded in Document Number 2004093271, OPR, along the westerly line of said Tract B, 2,096.03 feet to an iron rod found at the northeast corner of said 264.20 acre tract, in the southerly line of said Tract A, same being the northwest corner of said Tract B, for an angle corner in the southerly line hereof;

THENCE along the northerly line of said 264.20 acre tract and that certain Ryan Chapman 20.136 acre tract recorded in Document Number 2016056095, OPR, along the southerly line of said Tract B, the following 11 calls,

1. South 76 degrees 37 minutes 52 seconds West, 391.77 feet,
2. South 69 degrees 59 minutes 57 seconds West, 709.49 feet,
3. South 68 degrees 26 minutes 46 seconds West, 1,063.67 feet to an iron rod found,
4. South 69 degrees 40 minutes 15 seconds West, 363.64 feet to a spindle found,

5. South 66 degrees 57 minutes 01 seconds West, 826.77 feet to the center of a 30 inch tree stump found,
6. South 69 degrees 10 minutes 16 seconds West, 54.26 feet,
7. South 68 degrees 05 minutes 54 seconds West, 122.56 feet,
8. South 63 degrees 25 minutes 40 seconds West, 1,004.88 feet,
9. South 77 degrees 34 minutes 04 seconds West, 336.80 feet to an iron rod found,
10. South 62 degrees 37 minutes 04 seconds West, 372.03 feet to an iron rod found,
11. South 42 degrees 29 minutes 49 seconds West, 116.46 feet to the centerline of the north fork of the San Gabriel River, at the northwest corner of said 20.136 acre tract, same being the southwest corner of said Tract A, for the southwest corner hereof;

THENCE along said centerline and the westerly line of said Tract A, North 77 degrees 30 minutes 15 seconds West, 452.28 feet and North 14 degrees 52 minutes 33 seconds West, 1,059.95 feet to the southwest corner of said 239.52 acre tract, same being the northwest corner of said Tract A, for the northwest corner hereof;

THENCE North 69 degrees 17 minutes 25 seconds East, along the southerly line of said 239.52 acre tract and the northerly line of said Tract A, 7,230.01 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



Edward Rumsey
TX R.P.L.S #5729
Job # A0702221

08-11-2021

Date



[illegible]

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 13°13'11" E	150.15'	L15	S 69°26'55" W	247.42'
L2	S 04°54'17" E	255.61'	(L15)	(S 70°06'39" W)	(247.42')
L3	S 05°05'23" E	336.60'	L16	S 68°51'04" W	74.65'
L4	S 68°28'28" W	74.62'	(L16)	(S 69°30'52" W)	(75.05')
(L4)	(S 69°12'25" W)	(74.56')	L17	S 68°54'58" W	81.48'
L5	S 68°27'56" W	146.77'	(L17)	(S 69°40'21" W)	(81.48')
(L5)	(S 69°09'55" W)	(146.77')	L18	S 69°59'31" W	290.33'
L6	S 67°46'10" W	209.90'	(L18)	(S 70°44'54" W)	(290.33')
(L6)	(S 68°28'09" W)	(209.90')	L19	S 68°53'34" W	199.99'
L7	S 68°16'49" W	187.41'	(L19)	(S 69°38'57" W)	(199.99')
(L7)	(S 68°28'09" W)	(187.41')	L20	S 76°37'52" W	391.77'
L8	S 68°12'58" W	110.90'	(L20)	(S 77°18'37" W)	(391.77')
(L8)	(S 68°54'57" W)	(110.90')	L21	S 69°40'15" W	363.64'
L9	S 67°57'36" W	125.37'	(L21)	(S 70°21'40" W)	(363.72')
(L9)	(S 68°39'35" W)	(125.37')	L22	S 69°10'16" W	54.26'
L10	S 68°22'41" W	116.14'	(L22)	(S 70°43'56" W)	(54.20')
(L10)	(S 69°04'40" W)	(116.14')	L23	S 68°05'54" W	122.56'
L11	S 67°13'47" W	33.11'	(L23)	(S 68°46'39" W)	(122.56')
(L11)	(S 69°04'40" W)	(33.99')	L24	S 77°34'04" W	336.80'
L12	S 68°14'38" W	215.02'	(L24)	(S 78°13'53" W)	(337.46')
(L12)	(S 68°54'14" W)	(215.02')	L25	S 62°37'04" W	372.03'
L13	S 68°28'11" W	249.28'	(L25)	(S 63°17'04" W)	(371.37')
(L13)	(S 69°07'47" W)	(249.28')	L26	S 42°29'49" W	116.46'
L14	S 68°39'19" W	229.73'	(L26)	(S 43°10'34" W)	(116.46')
(L14)	(S 69°19'03" W)	(229.73')			

SURVEY DATE:	AUGUST 11, 2021	
JOB NO.:	A8702221	
DRAWN BY:	DAVID BAK	08/11/2021
RPLS CHECK:	EDWARD RUMSEY	08/11/2021

ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPCLS FIRM NO. 10135000

EXHIBIT "A"



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

TRACT 1**FIELD NOTES FOR A 22.909 ACRE TRACT OF LAND:**

BEING A 22.909 ACRE TRACT OF LAND, LOCATED IN THE NATHANIEL CAMPBELL SURVEY, ABSTRACT NO. 2, AND THE THOMAS W. MOORE SURVEY, ABSTRACT NO. 419, WILLIAMSON COUNTY, TEXAS; SAID 22.909 ACRE TRACT, BEING A PORTION OF THAT CALLED 264.20 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2004093271, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 22.909 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located for an exterior corner of said 264.20 acre tract, the northeast corner of that called 10.006 acre tract of land recorded in Document No. 9918458, Official Public Records, Williamson County, Texas, the northwest corner of that called 5.00 acre tract of land recorded in Document No. 2007014536, Official Public Records, Williamson County, Texas, the southwest corner of that called 7.09 acre tract of land recorded in Document No. 2008071089, Official Public Records, Williamson County, Texas, said point being the southeast corner of the herein described tract of land;

1. **Thence**, with a southeast line of said 264.20 acre tract, a northwest line of said 10.006 acre tract, **S 69° 31' 13" W**, a distance of **1128.33'** (Record: S 70° 12' 23" W, a distance of 1128.47'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an interior corner of said 264.20 acre tract, the northwest corner of that called 11.61 acre tract of land recorded in Document No. 2000027341, Official Public Records, Williamson County, Texas, said point being the southwest corner of the herein described tract of land, and the beginning of a curve to the right of the herein described tract of land;

1 of 3

Thence, across said 264.20 acre tract, the following six (6) courses and distances:

2. with said curve to the right containing a radius of 786.43', a central angle of $045^{\circ}44'59''$, a chord which bears $N 03^{\circ} 28' 15'' E$, a chord distance of 611.40', a total **curve length of 627.95'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap set for a point of tangency of the herein described tract of land;
3. **$N 26^{\circ} 30' 59'' E$** , a distance of **49.81'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap set for the beginning of a curve to the left of the herein described tract of land;
4. with said curve to the left containing a radius of 525.00', a central angle of $046^{\circ}36'58''$, a chord which bears $N 03^{\circ} 12' 30'' E$, a chord distance of 415.46', a total **curve length of 427.14'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap set for a point of tangency of the herein described tract of land;
5. **$N 20^{\circ} 05' 59'' W$** , a distance of **25.00'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap set for the northwest corner of the herein described tract of land;
6. **$N 69^{\circ} 54' 01'' E$** , a distance of **571.59'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
7. **$S 76^{\circ} 18' 21'' E$** , a distance of **447.18'**, to a 1/2" iron rod with a blue "QUICK INC. RPLS 6447" plastic cap set in a southeast line of said 264.20 acre tract, the northwest line of that called 86.17 acre tract of land recorded in Document No. 9804966, Official Public Records, Williamson County, Texas, and being the northeast corner of the herein described tract of land which bears $S 12^{\circ} 32' 15'' W$, a distance of 2096.08' from a 1/2" iron rod located for the northeast corner of said 264.20 acre tract;
8. **Thence**, with a southeast line of said 264.20 acre tract, the northwest line of said 86.17 acre tract, **$S 12^{\circ} 32' 15'' W$** , a distance of **318.63'**, to a 1/2" iron rod located for an angle point of said 264.20 acre tract, the southwest corner of said 86.17 acre tract, the northwest corner of said 7.09 acre tract, said point being an angle point of the herein described tract of land;

9. **Thence**, with a northeast line of said 264.20 acre tract, a southwest line of said 7.09 acre tract, **S 09° 37' 23" E**, a distance of **484.72'** (Record: S 09° 02' 33" E, a distance of 483.55'), to the **POINT OF BEGINNING** containing **22.909** acres of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 203, US Survey Foot, Grid. A survey plat was prepared by a separate document. *h*



Travis L. Quicksall
Travis L. Quicksall RPLS #6447
Date: 09/01/2020
Job #16-2082.1

30A3

CHAPMAN, BILL J & PHYLLIS D
REMAINING PORTION OF
CALLED 264.20 ACRES
DOCUMENT NO. 2004093271
OFFICIAL PUBLIC RECORDS

1/2" IRON ROD FOUND
FOR NORTHEAST CORNER
OF 264.20 ACRE TRACT

STAPPER, R L & A F TRUSTEES
CALLED 86.17 ACRES
DOCUMENT NO. 1998004966
OFFICIAL PUBLIC RECORDS

COOPER, CHARLOTTE K
CALLED 7.09 ACRES
DOCUMENT NO. 2008071089
OFFICIAL PUBLIC RECORDS

WARREN, ROBIN & STACEY
CALLED 5.00 ACRES
DOCUMENT NO. 2007014536
OFFICIAL PUBLIC RECORDS

FERNANDEZ, JOHN & LYDIA
CALLED 10.006 ACRES
DOCUMENT NO. 1999018485
OFFICIAL PUBLIC RECORDS

HEER, VICKIE J & PERRY C
CALLED 11.61 ACRES
DOCUMENT NO. 2000027341
OFFICIAL PUBLIC RECORDS

ACCESS EASEMENT
2.418 ACRES

CHAPMAN, BILL J & PHYLLIS D
REMAINING PORTION OF
CALLED 264.20 ACRES
DOCUMENT NO. 2004093271
OFFICIAL PUBLIC RECORDS

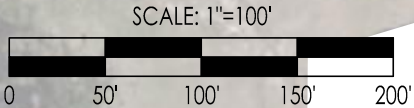
TRACT 1
22.909 ACRES

TRACT 1
P.O.B.

TRACT 1
SURVEY SHOWING A 22.909 ACRE TRACT OF LAND, LOCATED IN THE
NATHANIEL CAMPBELL SURVEY, ABSTRACT NO. 2, AND THE THOMAS
W MOORE SURVEY, ABSTRACT NO. 419, WILLIAMSON COUNTY, TEXAS,
SAID 22.909 ACRE TRACT, BEING A PORTION OF THAT CALLED 264.20
ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2004093271,
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

ACCESS EASEMENT
SURVEY SHOWING A 2.418 ACRE TRACT OF LAND, LOCATED IN THE
NATHANIEL CAMPBELL SURVEY, ABSTRACT NO. 2, AND THE THOMAS
W MOORE SURVEY, ABSTRACT NO. 419, WILLIAMSON COUNTY,
TEXAS, SAID 2.418 ACRE TRACT, BEING WITHIN THAT CALLED 264.20
ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2004093271,
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

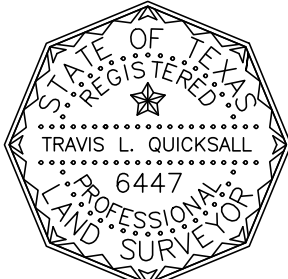
- NOTES:
- 1) FIELD WORK PERFORMED ON: AUGUST 19, 2020
 - 2) OWNER: BILL J & PHYLLIS D CHAPMAN
 - 3) ADDRESS: COUNTY ROAD 202, LIBERTY HILL, TEXA
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.



- LEGEND
- P.O.B.
 - () RECORD CALL PER DOCUMENT NO. 2004093271
 - 1/2" IRON ROD FOUND
 - ⊗ SET 1/2" IRON ROD WITH A RED "EASEMENT MONUMENT" PLASTIC CAP
 - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
 - X—X—X WIRE FENCE

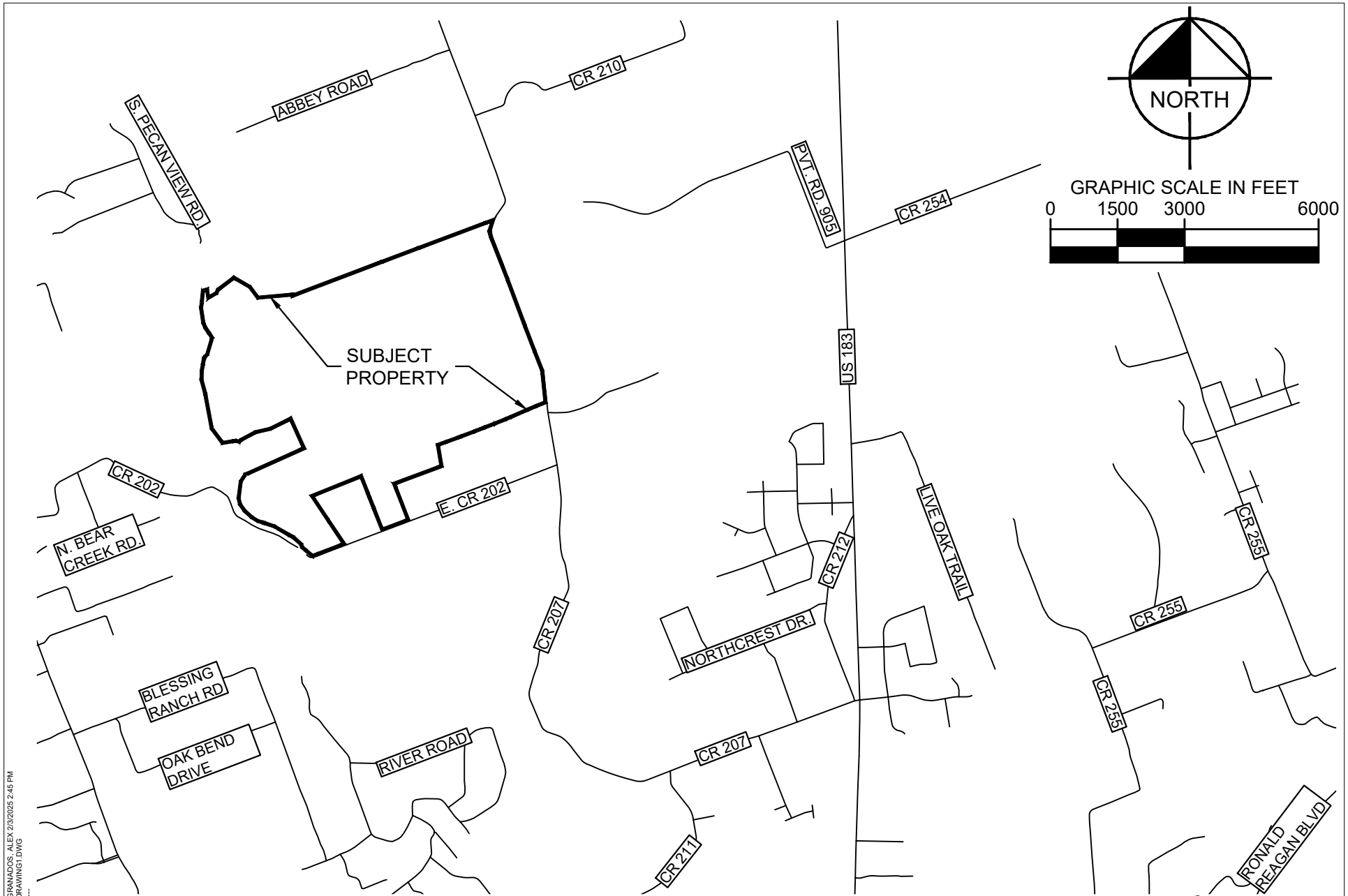
LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S69° 26' 04" W	73.13'			
L2	N20° 05' 59" W	25.00'			
L3	N69° 54' 01" E	50.00'			
L4	S20° 05' 59" E	25.00'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	836.43'	668.47'	45° 47' 25"	N03° 27' 20" E	650.82'
C2	475.00'	386.46'	46° 34' 58"	N03° 12' 30" E	375.89'
C3	525.00'	427.14'	46° 36' 58"	S03° 12' 30" W	415.46'
C4	786.43'	627.95'	45° 44' 59"	S03° 28' 15" W	611.40'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: AUGUST 20, 2020
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 16-2082.1



Location Map

Williamson County, Texas
February 2025

Kimley»Horn

501 South Austin Avenue
Suite 1310
Georgetown, TX 78626
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

GRANDQOS, ALEX 2/3/2025 2:45 PM
DRAWING1.DWG

PLOTTED BY
DWG NAME
LAST SAVED

EXHIBIT B

Corridor Project and/or LRTP Arterial Locations

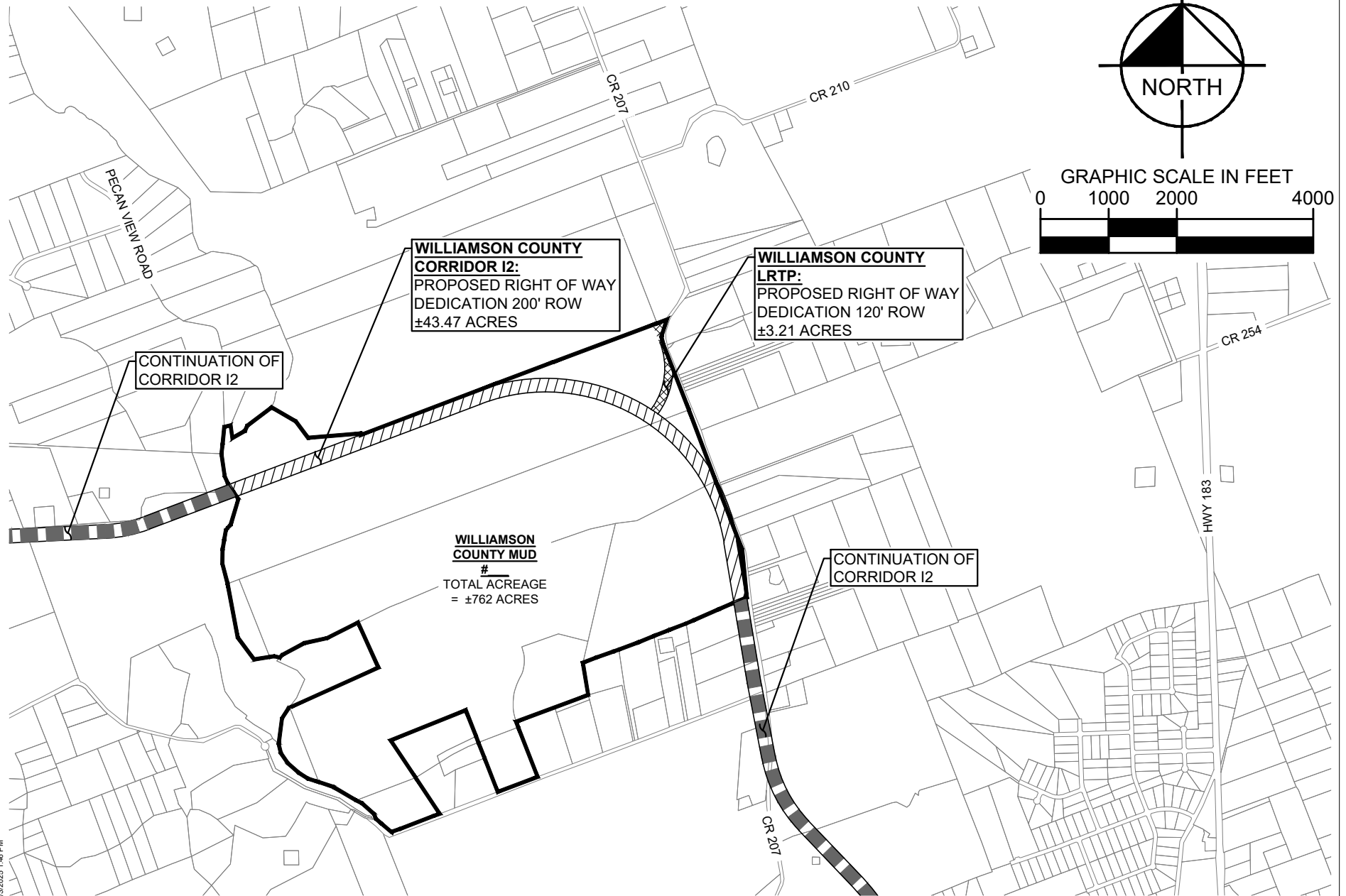
[attached]

GRANADOS, ALEX 2/3/2025 1:48 PM
K:\GEO, CIVIL\069251616 - CHAPMAN RANCH\CAD\EXHIBITS\CONSTRAINTS\PLANS\EXHIBIT B.DWG
2/3/2025 1:46 PM

PLOTTED BY
DWG NAME
LAST SAVED

EXHIBIT B

Williamson County, Texas
February 2025



Kimley»Horn

501 South Austin Avenue
Suite 1310
Georgetown, TX 78626
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.