

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

[John@scrllaw.com](mailto:John@scrllaw.com)

February 28, 2025

**Via e-mail:** [azeredo@barronadler.com](mailto:azeredo@barronadler.com)

Glori Azeredo

Barron Adler Clough & Oddo, PLLC

808 Nueces Street

Austin, Texas 78701

Attorney for Jarrell 3001

## RULE 11 SETTLEMENT AGREEMENT

Re: *Williamson County v. Jarrell 3001 LLC*; Cause No. 25-0055-CC2; filed in the County Court at law number two of Williamson County, Texas; CR 314 project; Parcels 37, 37E, 38, and 38E

Dear Ms. Azeredo:

This letter will serve as a Rule 11 Settlement Agreement (“Agreement”) between Williamson County, Texas (“Condemnor”) and Jarrell 3001 LLC (“Condemnee”), (collectively the “Parties”) as to the following:

1. This Rule 11 Settlement Agreement is for the resolution of the above referenced condemnation case brought by the Condemnor.
2. This agreement is contingent on final approval by Condemnor.
3. Condemnor agrees to pay the total compensation of \$215,000.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in this case, including, but no limited to, compensation for Condemnor’s fee simple and permanent easement interest acquisition (Parcels 37, 37E, 38, and 38E), described in Exhibits “A” and “B” (“Property”), easement rights, more particularly described in further detail as set out in Exhibit “B-1,” attached hereto, damages to the remainder, if any, and any costs to cure.
4. The total settlement amount of \$215,000.00 is allocated as follows:
  - \$151,340.00 for the fee simple acquisition (Parcels 37 & 38),
  - \$63,660.00 for the permanent easement interest acquisition (Parcels 37E & 38E).
5. The Property will be acquired through condemnation via a stipulated Special Commissioners’ Hearing, after which Condemnor will deposit the amount awarded by the commissioners into the registry of the Court. Condemnees agree to waive their right to file objections to a stipulated award of \$215,000.00. If the commissioners award an amount other than the

stipulated amount of \$215,000.00, then the Parties agree to timely file objections and enter an agreed judgment for \$215,000.00.

6. Condemnee agrees to waive their right to be served with Notice of Special Commissioners Hearing by Condemnor. Condemnee also waives any and all other prerequisites as required in Chapter 21 of the Texas Property Code for scheduling and setting a Special Commissioners Hearing.
7. If a party outside of this Agreement contests value at the Special Commissioners' Hearing, or any other subsequent proceeding in the case, Condemnor may terminate this contract, and the Parties may proceed with this lawsuit as if there had never been an agreement.
8. In the event this Agreement is not approved by Condemnor and executed by an authorized representative, this agreement is null and void and the Parties may continue with the case as if there had never been an agreement.
9. The Parties agree that \$215,000.00 is the final amount payable to all parties in this case and is inclusive of any pre-judgment interest. Post-judgment interest, if any, is tolled for a period of 90 days after the Court signs a judgment in this case. If Condemnor fails to pay the \$215,000.00 amount within the 90 days of the Court signing the judgment in this case, then Condemnees shall be entitled to post-judgment interest at the statutory rate as of the date the judgment is signed by the Court.
10. Condemnor's sole compensation obligation shall be the payment of \$215,000.00. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.
11. This Agreement may be filed as a Rule 11 agreement.
12. The Parties bear their own cost of court as incurred.

If this letter correctly sets forth the terms of our agreement and the settlement reached between Condemnor and Condemnees, please indicate by having the appropriate person execute this letter in the space indicated below and return it to my attention for filing with the Clerk.

Sincerely,

/s/ John L. Kelley

John L. Kelley

Sheets & Crossfield, PLLC

Attorneys for City of Round Rock, Texas

*[signature page follows]*

**AGREED AND ACCEPTED:**

Jarrell 3001 LLC 

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

Manager, Austin Davis

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

Address: 2899 Cedar Hollow Rd  
\_\_\_\_\_

Georgetown TX 78628  
\_\_\_\_\_

Date: 2/28/25  
\_\_\_\_\_

**AGREED AND ACCEPTED:**

WILLIAMSON COUNTY, TEXAS

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

Print/title: \_\_\_\_\_

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

## EXHIBIT “A”

**EXHIBIT \_\_\_\_\_**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 0.4664 ACRE (20,317 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579, AND IN THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, IN WILLIAMSON COUNTY TEXAS, BEING A PART OF THAT CALLED 10.08 ACRE TRACT, PURPORTED TO BE OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT 580 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

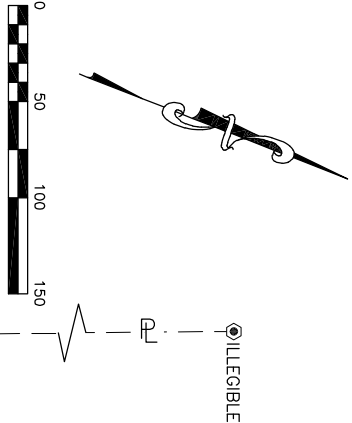
Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, Tx 78681  
TBPELS Firm No. 10059100  
Project No: SLAN-001



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.  
TRACT 1  
DOC. NO. 2024003443  
O.P.R.W.C.T.

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

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

| 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

12/05/2024

**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

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

PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

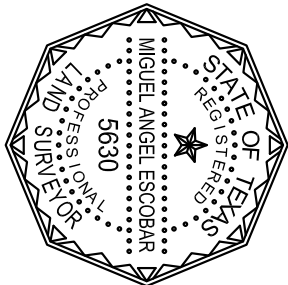
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 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. 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, 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 37  
0.4664 AC.  
20,317 SQ. FT.

12/05/2024



**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

**EXHIBIT \_\_\_\_\_**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 0.0687 ACRE (2,993 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579, 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, PURPORTED TO BE OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT 580, 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  
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
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- 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

12/05/2024

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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

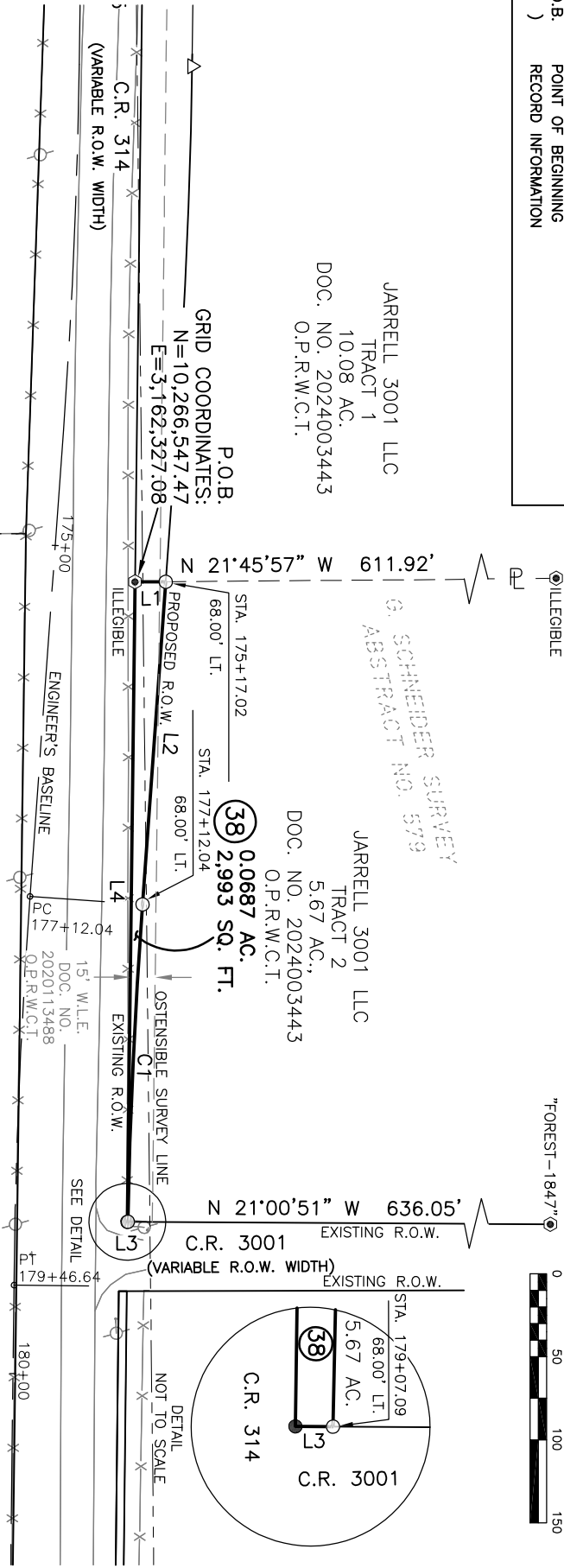


EXHIBIT  
**PLAT TO ACCOMPANY DESCRIPTION**

NOTES:

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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.

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INLAND GEODETICS

*Miguel A. Escobar*

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 38**  
0.0687 AC.  
2.993 Sq. Ft.

12/05/2024

- 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 SONITERRA 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 “B”

**EXHIBIT \_\_\_\_\_**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 0.2420 ACRE (10,542 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579, IN WILLIAMSON COUNTY TEXAS, BEING A PART OF THAT CALLED 10.08 ACRE TRACT, PURPORTED TO BE OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT 580, 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.

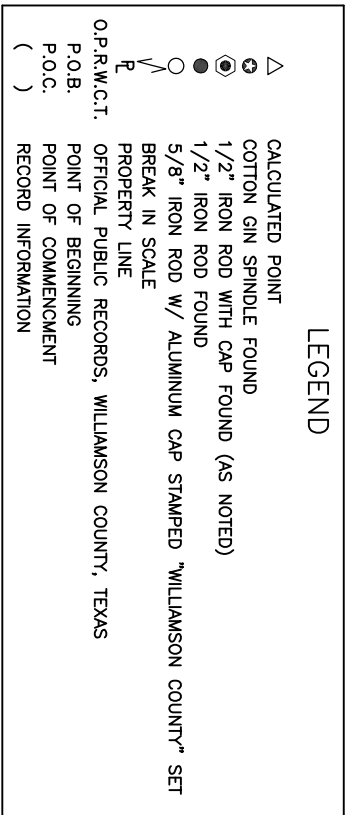
I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 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



[illegible][illegible]

10.08 AC.  
TRACT 1  
NO. 20240  
O.P.R.W.C.T

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

0.2420 AC.  
10,542 SQ. FT.

[illegible]

| 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'      |

12/05/2024

PARCEL PLAT SHOWING PROPERTY OF  
JARRELL 3001 LLC

WILLIAMSON COUNTY

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 0.99986232.
- 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.

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

PAGE 4 OF 4

12/05/2024

- 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 BARLETT 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. 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.

**EXHIBIT \_\_\_\_\_**  
**PROPERTY DESCRIPTION**

DESCRIPTION OF A 0.1332 ACRE (5,800 SQ. FT.) PARCEL OF LAND IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579, 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, PURPORTED TO BE OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT 580, 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

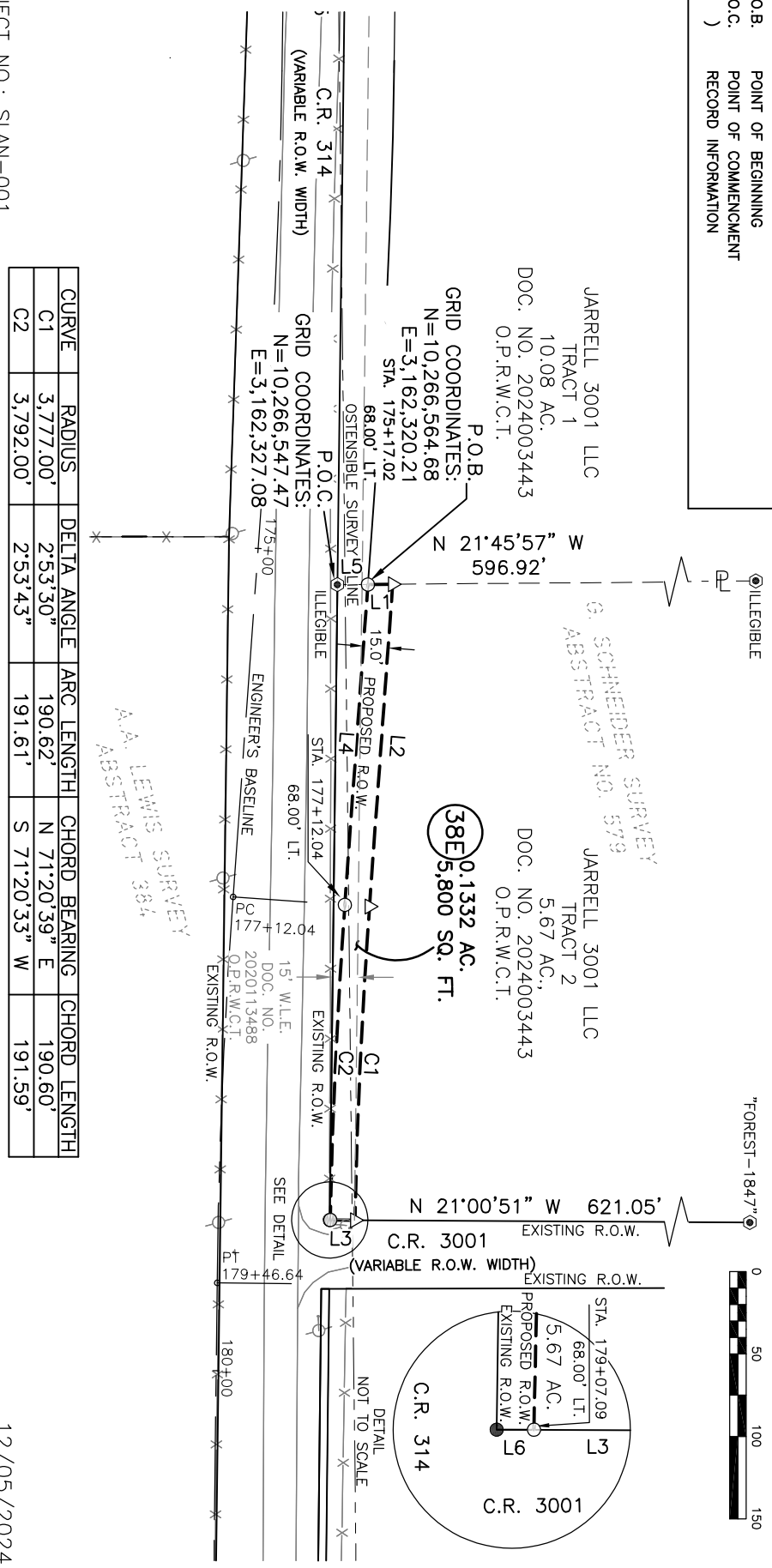
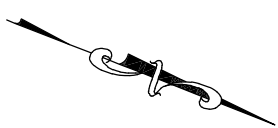
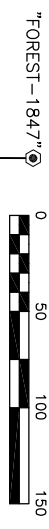


PLAT TO ACCOMPANY DESCRIPTION

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'    |



PROJECT NO.: SLAN-001

12/05/2024

**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

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

## PLAT TO ACCOMPANY DESCRIPTION

## NOTES:

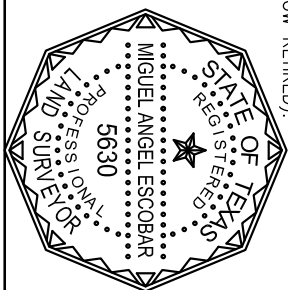
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.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

12/05/2024

- 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)
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  - 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.



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

## EXHIBIT “B-1”

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WATER LINE EASEMENT**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

EFFECTIVE DATE: \_\_\_\_\_, 2024

GRANTOR: **JARRELL 3001, LLC**

GRANTOR'S MAILING ADDRESS:

2899 Cedar Hollow Road  
Georgetown, Texas 78628

GRANTEE: **SONTERRA MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas

GRANTEE'S MAILING ADDRESS:

c/o Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Travis County, Texas 78701

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

LIENHOLDER(S):

LIENHOLDER'S MAILING ADDRESS (including County):

EASEMENT TRACT:

The 0.3752-acre tract or parcel of land located in Williamson County, Texas, more fully described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "*Easement Tract*").

Grantor, for the consideration paid to Grantor, hereby grants, sells, and conveys to Grantee, its successors and assigns, a non-exclusive, perpetual easement for the purposes of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced,

Water Line Easement

relocated and removed water lines and related facilities, appurtenances, structures or improvements as may be necessary or useful for the provision of water utility services (collectively, the “Facilities”) in, upon, under and across the Easement Tract; making connections to the Facilities; maintaining the Easement Tract by clearing and removing vegetation and debris; and for access related to such purposes (the “Water Easement”).

The Water Easement will be non-exclusive; however, (a) no permanent structure may be constructed on the surface of the Easement Tract; (b) Grantor may not use the Easement Tract in any manner or grant any other easement or conflicting rights on, over, across, or under the Easement Tract that interferes or is inconsistent with or prevents the use of the Water Easement by Grantee as contemplated herein; and (c) Grantee will have no obligation to restore or replace any landscaping or other improvements installed or placed on, over, or under the Easement Tract that are removed, damaged, or destroyed as a result of Grantee’s use of the Water Easement as contemplated herein.

**TO HAVE AND TO HOLD** the Water Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee’s successors and assigns forever; and Grantor does hereby bind Grantor, and Grantor’s heirs, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Water Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

*(The remainder of this page has been intentionally left blank, and the signature page or pages follow.)*

**GRANTOR(s): JARRELL 3001, LLC**

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

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

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

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF \_\_\_\_\_ §

          This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2024 by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature

(SEAL)

AFTER RECORDING, PLEASE RETURN TO:

Carter Dean  
Armbrust & Brown, PLLC  
100 Congress Ave., Ste. 1300  
Austin, Texas 78701

**CONSENT AND SUBORDINATION OF LIENHOLDER**

\_\_\_\_\_ (“Lender”), is the present legal and equitable owner and holder of certain indebtedness of \_\_\_\_\_ (“Borrower”), secured by, among other things, the liens granted in a Deed of Trust dated \_\_\_\_\_, from Borrower to \_\_\_\_\_, Trustee, recorded under Document No. \_\_\_\_\_, Official Public Records of Williamson County, Texas (the “Lien”).

Lender hereby joins in this Water Line Easement (the “Easement”) for the sole purpose of consenting to the Easement and subordinating the Lien and all other liens it may have secured such indebtedness to the Easement. The undersigned has the authority to execute this Consent and Subordination of Lienholder on behalf of Lender and represents, in that regard, that all corporate action has been taken by Lender to make this a binding Consent and Subordination of Lienholder.

**LENDER:**

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

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

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

THE STATE OF TEXAS                    §  
                                                     §  
COUNTY OF \_\_\_\_\_           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024 by \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public Signature