

DONATION DEED
Corridor J1 Right of Way

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **SOLANA DEVELOPMENT, LP**, a Delaware limited partnership, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

Being a 12.594 acre parcel of land out of the Elisha Davis Survey, Abstract No. 127, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

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

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

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of public roadway facilities and related appurtenances.

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

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2025.

[signature on following page]

GRANTOR:

SOLANA DEVELOPMENT, LP,
a Delaware limited partnership

By: Beams

Name: ANDREW BEAMS

Its: AUTHORIZED AGENT

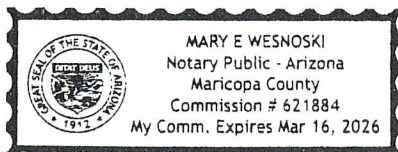
ACKNOWLEDGMENT

STATE OF TEXAS Arizona

COUNTY OF Maricopa

§
§
§

This instrument was acknowledged before me on this the 28th day of February, 2025 by Andrew Beams in the capacity and for the purposes and consideration recited therein.



Mary E Wesnoski
Notary Public, State of Texas Arizona

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on _____ 2025
by County Judge Bill Gravell, Jr. in the capacity and for the purposes and consideration recited
therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO:

EXHIBIT "A"

County: Williamson
Project: Corridor J1
Tax ID: R012129
Parcel: Solana Development, LP ROW PARCEL - 12.594 acre tract

METES AND BOUNDS DESCRIPTION

FOR A 12.594 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 5871.434 ACRE TRACT OF LAND CONVEYED TO SOLANA DEVELOPMENT, LP, RECORDED IN DOCUMENT NO. 2024002963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 12.594 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JANUARY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a cotton gin spindle found (Grid Coordinates: N= 10283986.35, E= 3145393.79) monumenting the most southerly southwest corner of said 5871.434 acre Solana Development, LP tract and the southeast corner of the called 117.98 acre tract of land (Tract 2) conveyed to John Schuler and Rachel Schuler, recorded in Document No. 2017090693 of the Official Public Records of Williamson County, Texas, same being on the existing north right-of-way line of County Road 344 (right-of-way width varies), from which a cotton gin spindle found monumenting an angle point of the south boundary line of said 5871.434 acre Solana Development, LP tract and said north right-of-way line of County Road 344, bears N 11°58'03" E for a distance of 64.03 feet;

THENCE, N 21°28'25" W with the westerly boundary line of said 5871.434 acre Solana Development, LP tract and the east boundary line of said 117.98 acre Schuler tract for a distance of 2575.39 feet to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" (Grid Coordinates: N= 10286382.69, E= 3144451.12), for the southwest corner and **POINT OF BEGINNING** hereof and being 200.00 feet right of Corridor J1 Engineer's Baseline Station 3411+31.70;

THENCE, **N 21°28'25" W** with said westerly boundary line of the 5871.434 acre Solana Development, LP tract and said east boundary line of the 117.98 acre Schuler tract, for a distance of **401.57 feet** to a calculated point in 12" cedar tree, for the northwest corner hereof and being 195.00 feet left of Corridor J1 Engineer's Baseline Station 3410+59.35, from which a 1/2" iron rod found monumenting the northeast corner of said 117.98 acre Schuler tract and the southeast corner of the called 60 acre tract of land (Second Tract) conveyed to Robert Burns Thomas and Samuel Ike Thomas as Trustees of the Robert Oliver Thomas Trust, recorded in Document No. 2008061054 of the Official Public Records of Williamson County, Texas, same being on said westerly boundary line of the 5871.434 acre Solana Development, LP tract, bears N 21°28'25" W for a distance of 433.59 feet;

THENCE, through the interior of said 5871.434 acre Solana Development, LP tract, the following five (5) courses and distances:

County: Williamson
Project: Corridor J1
Tax ID: R012129
Parcel: Solana Development, LP ROW PARCEL - 12.594 acre tract

1. With a curve to the left an arc length of **209.77 feet**, said curve having a radius of **13947.00 feet**, a delta angle of **0°51'42"** and a chord which bears **N 78°37'23" E** for a distance of **209.77 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the end of this curve and being 195.00 feet left of Corridor J1 Engineer's Baseline Station 3412+72.05;
2. **N 78°11'32" E** for a distance of **261.83 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the beginning of a curve to the right and being 195.00 feet left of Corridor J1 Engineer's Baseline Station 3415+33.88;
3. With said curve to the right an arc length of **272.28 feet**, said curve having a radius of **8617.00 feet**, a delta angle of **1°48'37"** and a chord which bears **N 79°05'51" E** for a distance of **272.27 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY", on the end of this curve and being 195.00 feet left of Corridor J1 Engineer's Baseline Station 3418+00;
4. **N 09°59'50" W** for a distance of **10.00 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 205.00 feet left of Corridor J1 Engineer's Baseline Station 3418+00;
5. With a curve to the right an arc length of **622.85 feet**, said curve having a radius of **8627.00 feet**, a delta angle of **4°08'12"** and a chord which bears **N 82°04'16" E** for a distance of **622.71 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the end of this curve, same being on a point in the easterly boundary line of said 5871.434 acre Solana Development, LP tract and the west boundary line of the called 110.51 acre tract of land conveyed to Nelda Annette Hill and husband, Robert Hicks Hill, III, recorded in Document No. 2008000103 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof and being 205.00 feet left of Corridor J1 Engineer's Baseline Station 3424+08.05, from which an iron rod found with cap marked "CUDE" monumenting an angle point of said easterly boundary line of the 5871.434 acre Solana Development, LP tract and the west boundary line of the called 134.83 acre tract of land conveyed to Nelda Annette Hill and husband, Robert Hicks Hill, III, recorded in Document No. 2008000104 of the Official Public Records of Williamson County, Texas, bears **N 22°16'51" W** for a distance of 2969.07 feet;

THENCE, **S 22°16'51" E** with said easterly boundary line of the 5871.434 acre Solana Development, LP tract and said west boundary line of the 110.51 acre Hill tract, for a distance of **423.13 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" for the southeast corner hereof and being 200.00 feet right of Corridor J1 Engineer's Baseline Station 3425+30.57, from which a 1/2" iron rod found monumenting

County: Williamson
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an interior ell corner of said 5871.434 acre Solana Development, LP tract and an exterior ell corner of said 110.51 acre Hill tract, bears S 22°16'51" E for a distance of 1021.78 feet;

THENCE, through the interior of said 5871.434 acre Solana Development, LP tract, the following three (3) courses and distances:

1. With a curve to the left an arc length of **973.02 feet**, said curve having a radius of **8222.00 feet**, a delta angle of **6°46'50"** and a chord which bears **S 81°34'57" W** for a distance of **972.45 feet** to a 5/8" iron rod set with aluminum cap marked "WILLAMSON COUNTY" on the end of this curve and being 200.00 feet right of Corridor J1 Engineer's Baseline Station 3415+33.88;
2. **S 78°11'32" W** for a distance of **261.83 feet** to a 5/8" iron rod set with aluminum cap marked "WILLAMSON COUNTY" on the beginning of a curve to the right and being 200.00 feet right of Corridor J1 Engineer's Baseline Station 3412+72.05;
3. With said curve to the right an arc length of **142.34 feet**, said curve having a radius of **14342.00 feet**, a delta angle of **0°34'07"** and a chord which bears **S 78°28'36" W** for a distance of **142.34 feet** to the **POINT OF BEGINNING** hereof and containing 12.594 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



January 28, 2025

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WCRB__2024 WCRB WA-4 ON-CALL ROW TRACTS HNTB 2024-101\2024-101D - CORRIDOR J 2024-101D_FINAL ROW PARCELS\CORRIDOR J1 SOLANA DEVELOPMENT FINAL ROW PARCEL M&B 20250128.doc

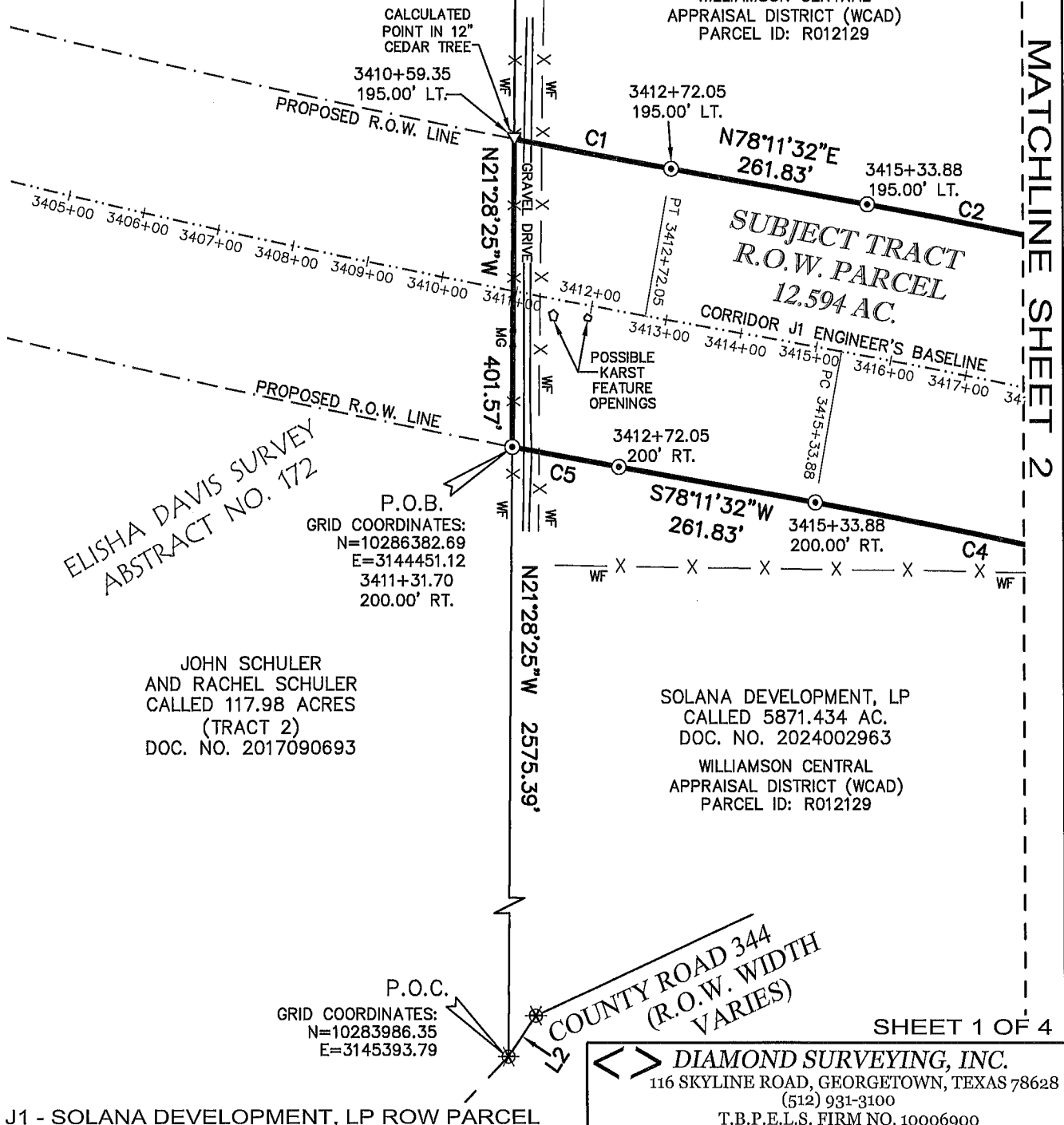
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 12.594 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 5871.434 ACRE TRACT OF LAND CONVEYED TO SOLANA DEVELOPMENT, LP, RECORDED IN DOCUMENT NO. 2024002963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: CR 307, JARRELL, TX 76537

SCALE: 1" = 200'

ROBERT BURNS THOMAS AND
SAMUEL IKE THOMAS
AS TRUSTEES OF THE
ROBERT OLIVER THOMAS TRUST
SECOND TRACT - CALLED 60 AC.
DOC. NO. 2008061054

JOHN SCHULER
AND RACHEL SCHULER
CALLED 117.98 ACRES
(TRACT 2)
DOC. NO. 2017090693

SOLANA DEVELOPMENT, LP
CALLED 5871.434 AC.
DOC. NO. 2024002963
WILLIAMSON CENTRAL
APPRAISAL DISTRICT (WCAD)
PARCEL ID: R012129



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 12.594 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 5871.434 ACRE TRACT OF LAND CONVEYED TO SOLANA DEVELOPMENT, LP, RECORDED IN DOCUMENT NO. 2024002963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: CR 307, JARRELL, TX 76537



SCALE: 1" = 200'

NELDA ANNETTE HILL
AND HUSBAND,
ROBERT HICKS HILL, III
CALLED 134.83 AC.
DOC. NO. 2008000104

RECORD CALCULATED
SOUTHWEST CORNER 134.83 AC.
NORTHWEST CORNER 110.51 AC.
CENTER OF SALADO CREEK

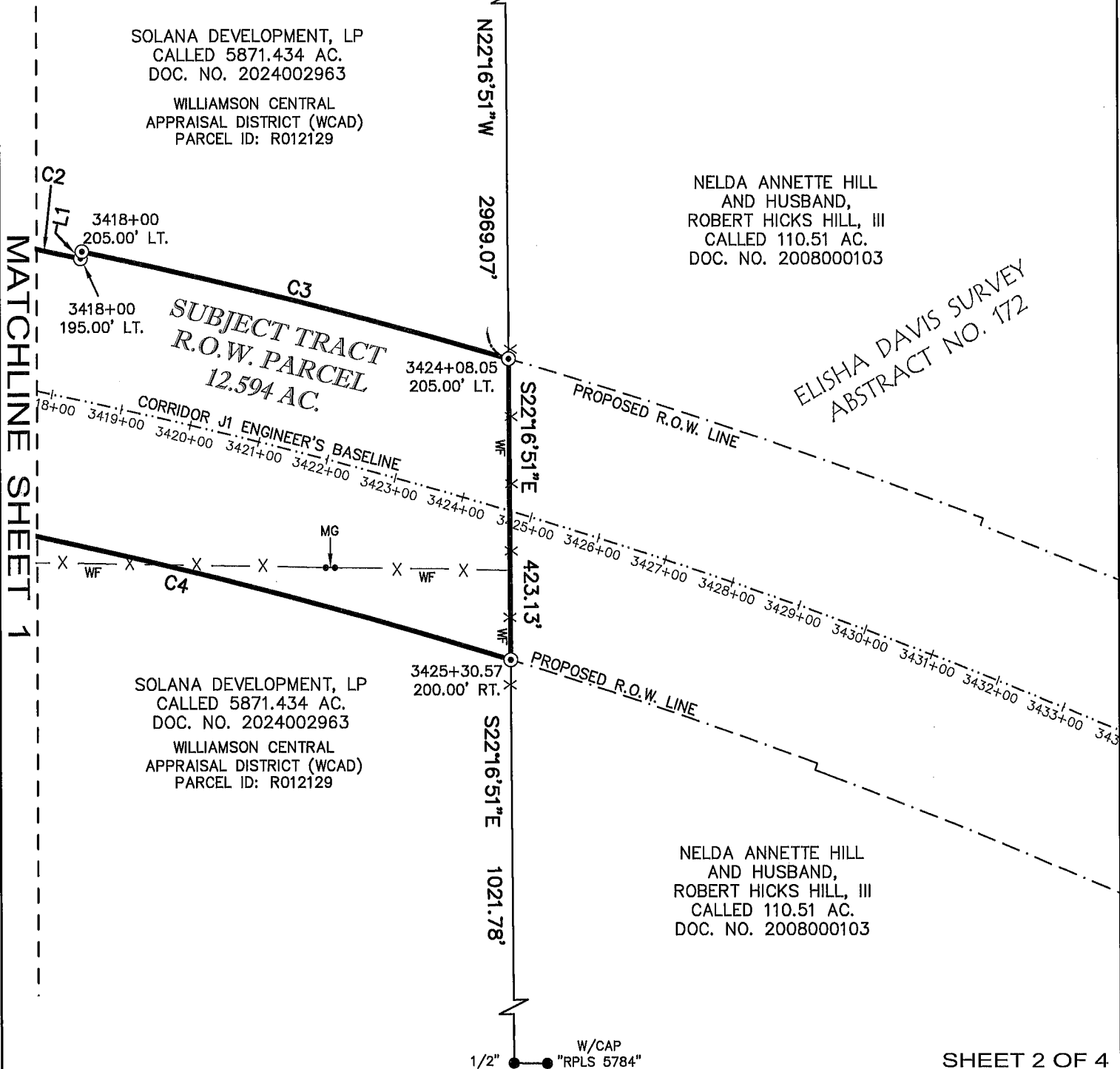
SOLANA DEVELOPMENT, LP
CALLED 5871.434 AC.
DOC. NO. 2024002963

WILLIAMSON CENTRAL
APPRAISAL DISTRICT (WCAD)
PARCEL ID: R012129

NELDA ANNETTE HILL
AND HUSBAND,
ROBERT HICKS HILL, III
CALLED 110.51 AC.
DOC. NO. 2008000103

ELISHA DAVIS SURVEY
ABSTRACT NO. 172

MATCHLINE SHEET 1



<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

CORRIDOR J1 - SOLANA DEVELOPMENT, LP ROW PARCEL

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 12.594 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 5871.434 ACRE TRACT OF LAND CONVEYED TO SOLANA DEVELOPMENT, LP, RECORDED IN DOCUMENT NO. 2024002963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: CR 307, JARRELL, TX 76537

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°59'50"W	10.00'
L2	N11°58'03"E	64.03'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13947.00'	209.77'	0°51'42"	N78°37'23"E	209.77'
C2	8617.00'	272.28'	1°48'37"	N79°05'51"E	272.27'
C3	8627.00'	622.85'	4°08'12"	N82°04'16"E	622.71'
C4	8222.00'	973.02'	6°46'50"	S81°34'57"W	972.45'
C5	14342.00'	142.34'	0°34'07"	S78°28'36"W	142.34'

LEGEND

●	IRON ROD FOUND
⊗	COTTON GIN SPINDLE FOUND
⊙	5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
▽	CALCULATED POINT
● ^{3MP}	3" METAL POST
— x — x — x —	WIRE FENCE (WF)
— · — · — · —	PROPOSED RIGHT-OF-WAY LINE
— · — · — · —	ENGINEER'S BASELINE
MG	METAL GATE
R.O.W.	PROPOSED RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SHEET 3 OF 4

CORRIDOR J1 - SOLANA DEVELOPMENT, LP ROW PARCEL

<> DIAMOND SURVEYING, INC.
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T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 12.594 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 5871.434 ACRE TRACT OF LAND CONVEYED TO SOLANA DEVELOPMENT, LP, RECORDED IN DOCUMENT NO. 2024002963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: CR 307, JARRELL, TX 76537

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE
(4203) STATE PLANE SYSTEM. DISTANCES SHOWN
HEREON ARE SURFACE DISTANCES BASED ON A
COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN
THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON
COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE 'X'
(NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD,
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO.
48491C0125F, FOR WILLIAMSON COUNTY, TEXAS, WITH
AN EFFECTIVE DATE OF DECEMBER 20, 2019.

4) THE PROPOSED RIGHT-OF-WAY LINES SHOWN
HEREON ARE PER FILE
"CORRIDOR_J1_RD-CM-ROW-ESMT-PROP.DGN" AND THE
ENGINEERS BASELINE SHOWN HEREON IS PER FILE
"CORRIDOR_RD_ALIGN_ML", BOTH FILES RECEIVED
FROM HNTB ON OCTOBER 16, 2024

SURVEYOR TRANSLATED PROPOSED RIGHT-OF-WAY
LINES AND BASELINE FROM BASELINE STATION PT
3303+85.65, GRID COORDINATES: N:10286114.89
E:3133687.44 TO SURFACE COORDINATES:
N:10287349.22 E:3134063.48, BASED ON THE COMBINED
SURFACE ADJUSTMENT FACTOR OF 1.00012.

TITLE COMMITMENT NOTES:

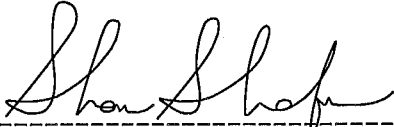
Only those easements and restrictions listed in
Schedule B of Chicago Title Insurance Company,
Commitment for Title Insurance (T-7) GF No:
cta-04-CTA2500051, which bears an Effective Date
January 6, 2025 and an Issued Date of January
10, 2025 were reviewed by the Surveyor. No
other easement record research was performed
by Diamond Surveying, Inc.

10h. Electric easement rendered in Award dated
June 30, 1972 recorded under Document No.
2018031897 of the Official Public Records of
Williamson County, Texas. Not a part of the
Subject Tract.

10i. Electric utility easement granted to Bartlett
Electric Cooperative, Inc., by Instrument dated
April 14, 2022, recorded under Document No.
2022084106 of the Official Public Records of
Williamson County, Texas. Not a part of the
Subject Tract.

To: Williamson County, Texas and Chicago Title Insurance Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that
this drawing represents a survey made on the ground under my direct supervision completed on
January 22, 2025. At the time of this survey there were no encroachments, conflicts or
protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the
standards for a CATEGORY 1A, CONDITION IV LAND TITLE SURVEY per the current Manual of Practice
for Land Surveying in the State of Texas, Issued by the Texas Society of Professional Surveyors.
USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS
NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.


SHANE SHAFER, R.P.L.S. NO. 5281
JANUARY 28, 2025
DATE



SHEET 4 OF 4

CORRIDOR J1 - SOLANA DEVELOPMENT, LP ROW PARCEL

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