

FIRST AMENDMENT TO CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

SAPELO LIBERTY HILL, LP;

AND

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 61

FIRST AMENDMENT TO CONSENT AND DEVELOPMENT AGREEMENT

This **FIRST AMENDMENT TO CONSENT AND DEVELOPMENT AGREEMENT** (this “Amendment”) is entered into by **Williamson County, Texas**, a Texas political subdivision (the “County”), and **Sapelo Liberty Hill, LP**, a Texas limited partnership (the “Owner”). Subsequent to its creation, Williamson County Municipal Utility District No. 61, 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 the Original Agreement (as defined below), as amended by this Amendment. The County, the Owner and the District are sometimes referred to individually herein as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the County and Owner previously entered into that Consent and Development Agreement effective April 1, 2025 (the “Original Agreement”) and the Owner and County desire to amend the Original Agreement; and

WHEREAS, Owner is developing approximately 156.531 of land located within the boundaries of the County (the “Land”), which includes approximately 13.137 acres of land that was removed from the extraterritorial jurisdiction of the City of Liberty of Hill subsequent to the Original Agreement;

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

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:

AGREEMENT

1. The recitals set forth above are declared true and correct and are hereby incorporated as part of this Amendment.
2. The definition of “Land” in Section 1.01 of the Original Agreement is hereby deleted and replaced, as follows:

“Land” means approximately 156.531 acres of land located in Williamson County, Texas, as described by metes and bounds on **Exhibit A**.

3. Section 4.02 of the Original Agreement is hereby deleted and replaced, as follows:

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.

4. Section 4.04 is hereby added to the Original Agreement, as follows:

Section 4.04. Subdivision Application Processing.

(a) The Owner acknowledges that, as of the effective date of this Agreement, the draft preliminary plat application that it has submitted to the County for a subdivision of the Land has not yet been approved by the Williamson County Commissioners Court and that the draft preliminary plat is not being approved by way of this Agreement. The County agrees that the following requirements will not be required to obtain approval of the preliminary plat by the Williamson County Commissioners Court but will apply to each phase of development of the Land (each, a "*Phase*"). This section makes no other amendments to the Applicable Rules except as defined herein.

(1) Organized Sewerage Facilities: The Owner intends to develop an organized wastewater collection and treatment system to serve the Land. Prior to final plat approval for a Phase, the Owner shall provide to the County evidence that it has obtained the appropriate permit from the Commission to dispose of wastewater for the build-out of such Phase and plans and specifications for the proposed wastewater collection and treatment facilities for the Phase shall have been approved by all entities having jurisdiction over the proposed project. The final plat for each Phase shall contain a statement that the permit has adequate capacity to treat the total flow anticipated from such Phase. If the approved wastewater treatment facilities are under construction or have been constructed but are not fully operational, the County agrees that pump and haul wastewater service will be allowed to serve the first phase of the development until the facilities are fully operational; and, if required by 30 TAC §285.34(e) because the Commission determines that the wastewater treatment plant wet well constitutes a holding tank for an on-site sewage facility (OSSF) under the Commission's regulations, the County will, if the Owner submits and application to the County meeting the County's OSSF regulations, issue a permit for such holding tank for a period of up to six (6) months, which permit may be extended administratively by the County Engineer for one additional six-month period.

(b) The Owner agrees that it will not submit subdivision construction plans or a final plat application for any Phase to the County prior to approval of the preliminary plat by the Williamson County Commissioners Court.

(c) The Owner further agrees that the preliminary plat shall include a note on its face that states, "A final plat will not be approved by the Williamson County Commissioners Court for any portion of this preliminary plat (a "phase") until the Owner has obtained and provided to the County evidence that it has obtained the

appropriate permit from the TCEQ to dispose of wastewater for the build-out of the phase and plans and specifications for the proposed wastewater collection and treatment facilities for the phase shall have been approved by all entities having jurisdiction over the proposed project.

5. Section 6.12 of the Original Agreement is hereby deleted and replaced with the following:

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

6. Exhibit A in the Original Agreement is hereby replaced with Exhibit A attached hereto and Exhibit C is hereby deleted and removed from the Original Agreement.
7. Except as specifically amended in this Amendment, the Original Agreement shall remain in full force and effect.
8. Unless otherwise defined herein, capitalized terms used herein shall have the same meanings given them in the Original Agreement.

IN WITNESS WHEREOF, the undersigned Parties have executed this Amendment on the dates indicated below to be effective as of August 12, 2025.

(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)

OWNER:

SAPELO LIBERTY HILL, LP
a Texas limited partnership

By: Sapelo Liberty Hill GP, LLC
a Texas limited liability company
its general partner

By: Sapelo Real Estate Group, LLC,
a Texas limited liability company
its sole manager

By: 
Name: Justin Reynolds
Title: Manager

Date: 8/7/2025

Address for Notice:

Sapelo Liberty Hill LP
Attn: Justin Reynolds
1608 West 5th Street, Suite 240
Austin, TX 78703

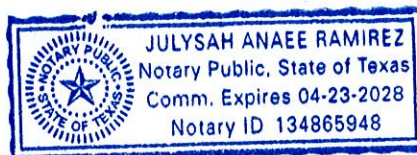
THE STATE OF Texas
COUNTY OF Travis

§
§
§

This instrument was acknowledged before me on the 7th day of August, 2025, by Justin Reynolds, Manager of Sapelo Real Estate Group, LLC, a Texas limited liability company, and sole manager of Sapelo Liberty Hill GP, LLC, a Texas limited liability company, and general partner of SAPELO LIBERTY HILL, LP, a Texas limited partnership, on behalf of said limited partnership and limited liability companies.

(SEAL)


Notary Public Signature



**WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 61**

By: _____

Name: _____

Title: _____

Date: _____

Address for Notice:

Williamson County Municipal Utility District
No. 61

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 Williamson County Municipal Utility District No. 61, on behalf of said
District.

(SEAL)

Notary Public Signature

EXHIBIT A

Metes and Bounds Description
and
Map of the Land

[attached]



CANADY TRACT
J.C. WHITLEY SURVEY, ABSTRACT NO. 719
THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734
156.531 ACRE MUD BOUNDARY

DESCRIPTION OF 156.531 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE J.C. WHITLEY SURVEY, ABSTRACT NO. 719 AND THE THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734, BEING A PORTION OF THAT CERTAIN 171.69 ACRE TRACT CONVEYED TO LISA LAMINACK AND JOE ED CANADY, JR. IN A DEED OF RECORD IN DOCUMENT NO. 2023011044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED AS A PORTION OF A 180 ACRE TRACT DESCRIBED IN VOLUME 320, PAGE 130, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 156.531 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the southerly line of F.M. Highway No. 1869 (80' R.O.W.), at the northwesterly corner of that certain 0.50 acre tract of land described in a Deed of record to Chisholm Trail Special Utility District in Document No. 9906326, Official Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE over and across said 180 Acre Tract, with the westerly and southerly lines of said 0.50 Acre Tract, the following two (2) courses:

1. S21°13'17"E, a distance of 252.10 feet to a 1/2" iron rod found at the southwesterly corner of said 0.50 Acre Tract;
2. N57°03'25"E, a distance of 92.20 feet to a 1/2" iron rod found in the westerly line of Lot 9, Block A, The Overlook, a subdivision of record in Cabinet U, Slides 100-103, Plat Records of Williamson County, Texas, same being the easterly line of said 180 Acre Tract, at the southeasterly corner of said 0.50 Acre Tract;

THENCE with the easterly line of said 180 Acre Tract, same being in part the westerly lines of said lot 9, that certain 7.50 acre tract of land described in a Deed of record to Ching-Shuenn Wu, Et Ux in Volume 800, Page 728, Deed Records of Williamson County, Texas, and that certain 15.00 acre tract of land conveyed to Ching-Shuenn Wu and Mei-Jane Wu, in Document No. 2023052948, Official Public Records of Williamson County, Texas and described in Volume 700, Page 803, Deed Records of Williamson County, Texas, as found occupied on the ground, the following eighteen (18) courses:

1. S21°13'37"E, a distance of 929.11 feet to a fence post for corner found at the common westerly corner of said Lot 9 and said 7.50 Acre Tract;
2. S22°03'43"E, a distance of 141.14 feet to a fence post for corner found;
3. S21°41'10"E, a distance of 168.03 feet to a fence post for corner found;
4. S20°12'58"E, a distance of 40.40 feet to a 60d nail found in a dead tree;
5. S11°46'39"E, a distance of 36.86 feet to a fence post for corner found;
6. S50°07'28"E, a distance of 102.90 feet to a fence post for corner found;
7. S49°41'28"E, a distance of 107.32 feet to a calculated point;



8. S39°22'01"E, a distance of 20.78 feet to a fence post for corner found;
9. S03°39'12"W, a distance of 27.29 feet to a fence post for corner found;
10. S08°12'39"W, a distance of 65.27 feet to a calculated point;
11. S08°15'19"E, passing at a distance of 29.93, a 1/2" iron rod found and continuing for a total distance of 55.16 feet to a fence post for corner found;
12. S21°37'05"E, a distance of 69.52 feet to a fence post for corner found;
13. S14°47'18"E, passing the common westerly corner of said 7.50 Acre Tract and said 15.00 Acre Tract and continuing for a distance of 76.16 feet to a 1/2" iron rod found;
14. S06°22'21"E, a distance of 13.50 feet to a 1/2" iron rod found;
15. S01°17'43"W, a distance of 114.50 feet to a fence post for corner found;
16. S20°07'34"E, a distance of 21.28 feet to a 60d nail found in a live oak tree;
17. S21°41'32"E, a distance of 418.78 feet to a fence post for corner found;
18. S21°17'05"E, a distance of 235.45 feet to a 1/2" iron rod found in the northerly line of that certain 80.54 acre tract of land described in a deed of record to Liberty 1651 LLC in Document No. 2021086347, Official Public Records of Williamson County, Texas, at the southwesterly corner of said 15.00 Acre tract, for the southeasterly corner of said 180 Acre Tract and the herein described tract;

THENCE with the southerly line of said 180 Acre Tract, same being in part the northerly lines of said 80.54 Acre Tract, Lot 2, Dossey Subdivision, a subdivision of record in Document No. 2012030378, Lot 68, Block J, Stonewall Ranch-North Section Nine Subdivision, a subdivision of record in Document No. 2021005711, and Lots 89-96, Block J, Stonewall Ranch-North Section Twelve Subdivision, a subdivision of record in Document No. 2022009326, all recorded in the Official Public Records of Williamson County, Texas, the following sixteen (16) courses:

1. S68°05'32"W, a distance of 232.21 feet to an iron rod with "Forest" Cap found;
2. S68°01'49"W, a distance of 270.89 feet to an iron rod with illegible cap found;
3. S67°55'24"W, a distance of 418.47 feet to a fence post for corner found;
4. S67°26'44"W, a distance of 203.52 feet to a 1/2" iron rod found at the common northerly corner of said 80.54 Acre Tract and said Lot 2;
5. S68°03'14"W, a distance of 171.12 feet to an iron rod with "Forest" Cap found;
6. S64°59'39"W, a distance of 46.76 feet to an iron rod with "Forest" Cap found;
7. S65°51'24"W, a distance of 22.30 feet to a 60d nail marked "MH" found in a Cedar Tree;
8. S60°44'58"W, a distance of 28.22 feet to an iron rod with "Forest" Cap found;



9. S63°32'13"W, a distance of 59.25 feet to a 1/2" iron rod found;
10. S71°37'59"W, a distance of 14.40 feet to a 60d nail marked "MH" found in a Cedar Tree;
11. N83°11'04"W, a distance of 25.71 feet to a 60d nail marked "MH" found in a Cedar Tree;
12. S68°57'32"W, a distance of 252.00 feet to a 1/2" iron rod found;
13. S67°49'56"W, a distance of 286.22 feet to a concrete monument found;
14. S67°51'42"W, a distance of 434.00 feet to an iron rod with 4Ward Cap found;
15. S67°45'46"W, a distance of 173.36 feet to a 60d nail found;
16. S67°49'18"W, a distance of 350.17 feet to a 1/2" iron rod found in the northerly line of said lot 96, at the southeasterly corner of that certain 59.95 acre tract of land described in a Partition Deed of record to Lloyd B. Luker, Jr., Et Ux in Volume 1848, Page 400, Official Records of Williamson County, Texas, for the southwesterly corner of said 180 Acre Tract and the herein described tract;

THENCE with the westerly line of said 180 Acre Tract, same being in part the easterly line of said 59.95 Acre Tract, and in part the easterly and northerly lines of that certain 3.19 acre tract of land described in a deed of record to Mark Luker in Document No. 2002008416, Official Public Records of Williamson County, Texas, the following three (3) courses:

1. N20°45'23"W, a distance of 1395.78 feet to a 1/2" iron rod found at the southeasterly corner of said 3.19 Acre Tract;
2. N20°50'04"W, a distance of 378.56 feet to an iron pipe found at the northeasterly corner of said 3.19 Acre Tract;
3. S68°49'36"W, passing at a distance of 197.04 feet, a 1/2" iron rod found, and continuing for a total distance of 199.01 feet to a calculated point in the curving southerly line of said F.M. Highway No. 1869, of a curve to the left, for the northwesterly corner of the herein described tract;

THENCE over and across said 180 Acre Tract, with the southerly line of said F.M. Highway No. 1869, the following four (4) courses:

1. Along said curve to the left having a radius of 994.93 feet, an arc length of 271.72 feet, and a chord which bears N43°57'18"E, a distance of 270.88 feet to a TX DOT Type 1 Concrete Highway Monument found at the end of said curve;
2. N35°51'15"E, a distance of 231.15 feet to a TX DOT Type 1 Concrete Highway Monument found at the point of curvature of curve to the left;
3. Along said curve to the left having a radius of 5769.58 feet, an arc length of 487.08 feet, and a chord which bears N33°24'48"E, a distance of 486.94 feet to a TX DOT Type 1 Concrete Highway Monument found at the end of said curve;
4. N30°59'53"E, a distance of 366.12 feet to an iron rod with "HLS" Cap found at the northwesterly corner of that certain 14.00 acre tract of land described in a deed of record to Brandon Canady and Jessica Canady in Document No. 2023105726, Official Public Records of Williamson County, Texas;

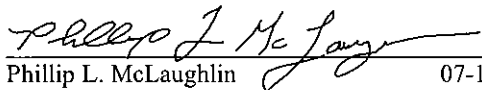


THENCE leaving the southerly line of said F.M. Highway No. 1869, and continuing over and across said 180 Acre Tract, with the westerly, southerly and easterly lines of said 14.00 Acre Tract, the following three (3) courses:

1. S37°57'55"E, a distance of 604.03 feet to an iron rod with "HLS" Cap found at the southwesterly corner of said 14.00 Acre Tract;
2. N58°42'51"E, a distance of 1140.60 feet to an iron rod with "HLS" Cap found at the southeasterly corner of said 14.00 Acre Tract;
3. N22°18'00"W, a distance of 731.53 feet to an iron rod with "HLS" Cap found in the southerly line of said F.M. Highway No. 1869, at the northeasterly corner of said 14.00 Acre Tract;

THENCE over and across said 180 Acre Tract, with the southerly line of said F.M. Highway No. 1869, the following two (2) courses:

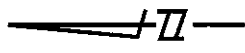
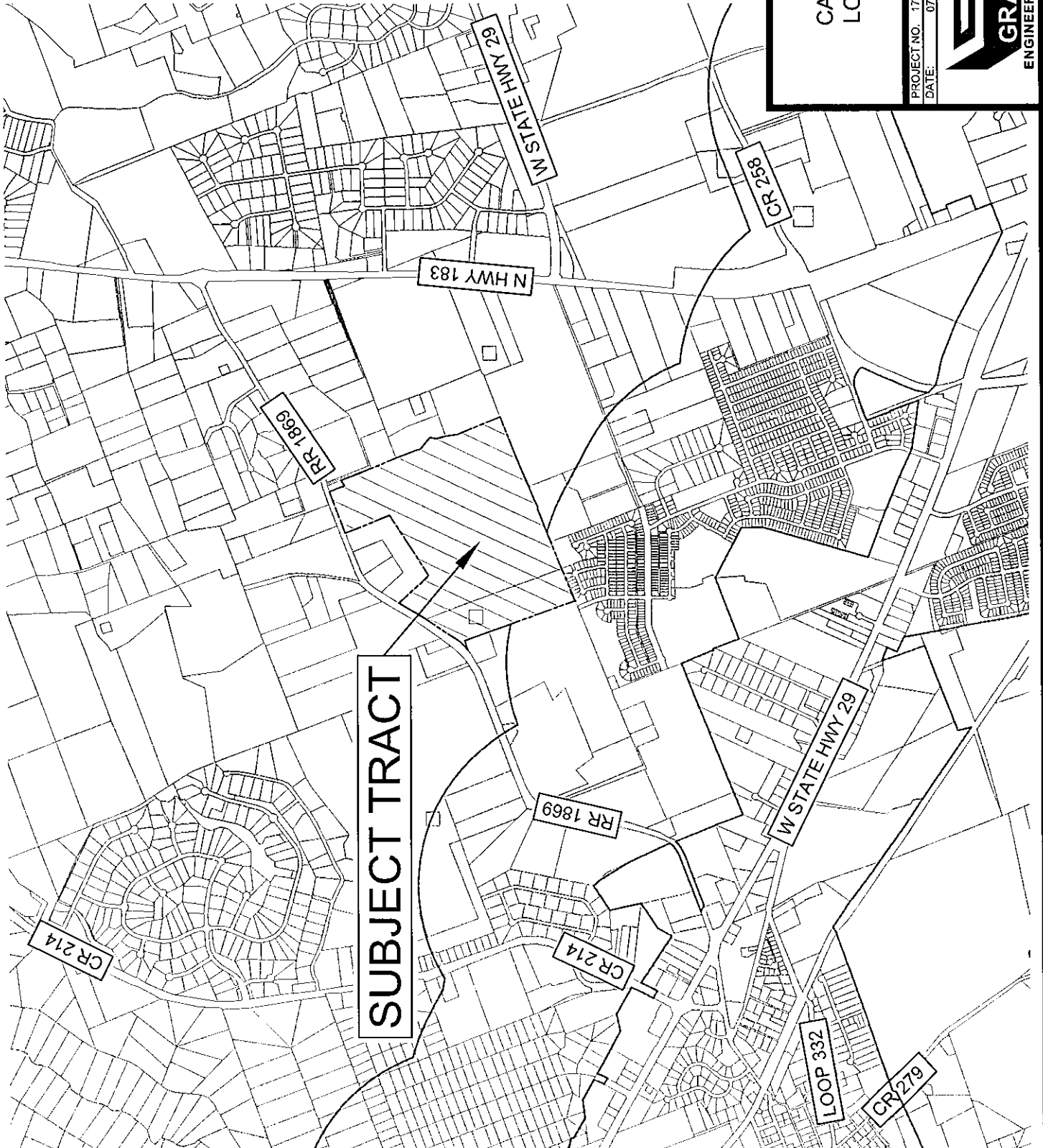
1. N69°09'55"E, passing at a distance of 119.39 feet, a TX DOT Type 1 Concrete Highway Monument found, and continuing for a total distance of 640.50 feet to a 1/2" iron rod found at the point of curvature of a curve to the right;
2. Along said curve to the right having a radius of 2251.83 feet, an arc length of 33.17 feet, and a chord which bears N69°35'15"E, a distance of 33.17 feet to the **POINT OF BEGINNING**, having an area of 156.531 acres of land, more or less.


Phillip L. McLaughlin 07-15-2025
Registered Professional Land Surveyor
State of Texas No. 5300



Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.

G&R Surveying Project No. 24204 Attachments: 24204_GR-BOUNDARY-SURVEY



SCALE: 1" = 3000'
GRAPHIC SCALE IN FEET
0 1500' 3000' 6000'

- MUD BOUNDARY
- ETJ BOUNDARY
- SUBJECT TRACT

CANADY TRACT LOCATION MAP

PROJECT NO. 1743-11800 DRAWN BY: TM
DATE: 07/05/2024 CHECKED BY: CLO

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512) 452-0371
FAX (512) 454-9933
TBP&S FIRM #2946

