

NOTICE OF CONFIDENTIALITY RIGHTS: 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.

EXCHANGE DEED

ARTERIAL K RIGHT OF WAY

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

WHEREAS, WILLIAMSON COUNTY, TEXAS, whose address is 710 Main Street, Suite 101, Georgetown, Texas 78626, Attn: County Auditor (herein referred to as "COUNTY"), is the owner of the real property in Williamson County, Texas, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (collectively "Tract 1"); and

WHEREAS, SAVANNAH PROMINENT SCOFIELD DEVELOPMENT, LLC., a Texas limited liability company whose address is 15660 N. Dallas Parkway, Suite 110, Dallas, Texas, Attn: Project Manager (herein referred to as "DEVELOPER"), is the owner of the real property in Williamson County, Texas, more particularly described on Exhibits "B", attached hereto and incorporated herein by reference (collectively "Tract 2"); and

WHEREAS, for mutually beneficial purposes, COUNTY and DEVELOPER desire to exchange property, so that DEVELOPER will hereafter own Tract 1 and COUNTY will hereafter own Tract 2;

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS THAT for \$10.00 and other good and valuable consideration, and according to the terms of that certain Roadway Conveyance and Construction Agreement between the parties, the receipt and sufficiency of which are hereby acknowledged, and in order to accomplish the exchange of Tract 1 and Tract 2:

(a) COUNTY has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 1 unto DEVELOPER, TO HAVE AND TO HOLD Tract 1, together with all improvements, rights, and appurtenances thereto unto DEVELOPER and its successors and assigns, forever; and COUNTY does hereby bind itself and its successors and assigns to warrant and forever defend Tract 1 unto DEVELOPER, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under COUNTY, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 1, and the liens securing payment of ad valorem taxes for the current and all subsequent years following the date of this deed. COUNTY shall remain responsible for

the payment of any prorated ad valorem taxes due and owing for the year of conveyance applicable to Tract 1 prior to the date of this deed; and

(b) DEVELOPER has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 2 unto COUNTY, TO HAVE AND TO HOLD Tract 2, together with all improvements, rights, and appurtenances thereto unto COUNTY and its successors and assigns, forever; and DEVELOPER does hereby bind itself and its successors, and assigns to warrant and forever defend Tract 2 unto COUNTY, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under DEVELOPER, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 2, and the liens securing payment of ad valorem taxes for the current and all subsequent years following the date of this deed. DEVELOPER shall remain responsible for the payment of any prorated ad valorem taxes due and owing for the year of conveyance applicable to Tract 2 prior to the date of this deed.

Any liens or claims that would arise in favor of any party by operation of law, or otherwise, due to Tract 1 and Tract 2 not being equal in size or value are expressly waived and released. This Exchange Deed may be executed simultaneously in two or more counterparts, each of which will be deemed an original, and all of which will constitute one and the same instrument.

* * *

EXECUTED AND DELIVERED by the undersigned effective as of
_____, 2025.

(signatures on following pages)

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025, by
County Judge Steven Snell, in the capacity and for the purposes and consideration recited
herein.

(seal)

Notary Public Signature

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

DEVELOPER:

**SAVANNAH PROMINENT SCOFIELD
DEVELOPMENT, LLC, a Texas limited
liability company**

By:  _____

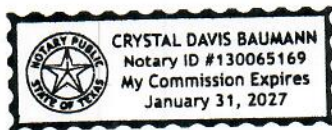
Name: Timothy S. Baumann

Its: Manager

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on June 18, 2025, by
Timothy S. Baumann in the capacity and for the purposes and consideration recited
herein.

(seal)





Notary Public Signature

EXHIBIT "A" (Tract 1)

FIELD NOTES FOR A 2.838 ACRE TRACT OF LAND

A **2.838 acre** tract of land, out of the Maria Jesusa Garcia Survey No. 206, Abstract 246, and the S.G. Evetts Survey No. 207, Abstract 224, Williamson County, Texas and being a portion of a called 3.759 acre tract of land (Tract 1) as described of record in Document No. 2024063386 of the Official Public Records of Williamson county, Texas. Said **2.838 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east line of a called 137.936 acre tract of land as described of record in Document No. 2024079100 of the Official Public Records of Williamson county, Texas, in the west line of a called 50.00 acre tract of land as described of record in Volume 765, Page 342 of the Deed Records of Williamson County, Texas, for the southeast corner and a point of curvature of said 3.759 acre tract and the tract described herein;

THENCE: With the southerly line of said 3.759 acre tract, the following four (4) courses:

1. With a curve to the left having a radius of **1140.00 feet**, an arc length of **8.01 feet**, a delta angle of **0° 24' 09"** and a chord bears, **N 71° 26' 09" W**, a distance of **8.01 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
2. **N 71° 14' 05" W**, a distance of **1073.12 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a westerly corner,
3. **N 18° 45' 55" E**, a distance of **60.00 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner, and
4. **N 71° 14' 05" W**, a distance of **107.69 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most westerly corner and a point of curvature of the tract described herein;

THENCE: Into said 3.759 acre tract, the following two (2) courses:

1. With a non-tangent curve to the right having a radius of **2400.00 feet**, an arc length of **97.98 feet**, a delta angle of **2° 20' 21"** and a chord bears, **S 87° 17' 12" E**, a distance of **97.97 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency, and
2. **S 86° 07' 02" E**, a distance of **128.13 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the northeast line of said 3.759 acre tract and for a northerly corner of the tract described herein;

THENCE: **S 71° 14' 05" E**, with the northeast line of said 3.759 acre tract, a distance of **867.75 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east line of said 137.936 acre tract, the west line of said 50.00 acre tract, for the northeasterly corner of said 3.759 acre tract and the tract described herein;

THENCE: **S 21° 54' 15" E**, with the east line of said 3.759 acre tract and the west line of said 50.00 acre tract, a distance of **158.17 feet** to the **POINT OF BEGINNING** and containing **2.838 acres** of land situated in Williamson County, Texas.

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.



Job # 18-5002 2.838 Ac – County Convey-SE

Date: August 21, 2025

EXHIBIT "B-1" (Tract 2)



FIELD NOTES FOR A 5.947 ACRE TRACT OF LAND

A **5.947 acre** tract of land, out of the Maria Jesusa Garcia Survey No. 206, Abstract 246, Williamson County, Texas and being a portion of a called 137.936 acre tract of land as described of record in Document No. 2024079100 of the Official Public Records of Williamson county, Texas. Said **5.947 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the southeast right-of-way line of County Road 150, in the easterly line of a called 150 acre tract of land as described in Volume 269, Page 202 of the Deed Records of Williamson County, Texas, for the northwest corner of said 137.936 acre tract and the tract described herein;

THENCE: N 67° 59' 52" E, with the southeast right-of-way line of County Road 150 and the northwest line of said 137.936 acre tract, a distance of **60.00 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most westerly corner of Right-of-Way Dedication as shown on the Scofield Farms Phase 1 Subdivision Plat of record in Document No. 2024074304 of the Official Public Records of Williamson County, Texas, and for the most northerly corner of the tract described herein;

THENCE: S 21° 22' 42" E, departing said right-of-way line and with the westerly line of said Scofield Farms Phase 1 Subdivision, at a distance of 1799.65 feet passing a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southwest corner of said Scofield Farms Phase 1 Subdivision, and continuing into said 137.936 acre tract, for a total distance of **2067.97 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle;

THENCE: S 21° 46' 06" E, continuing into said 137.936 acre tract, a distance of **365.68 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southwest corner of a called 0.960 acre tract of land (Tract 2) as described of record in Document No. 2024063386 of the Official Public Records of Williamson County, Texas and for an interior corner of the tract described herein;

THENCE: N 68° 23' 30" E, with the southeast line of said 0.960 acre tract of land, at a distance of 674.46 feet passing a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southeast corner of said 0.960 acre tract, for the southwest corner of a called 9.832 acre tract of land as described of record in Document No. 2022117990 of the Official Public Records of Williamson County, Texas, and continuing with the common line between said 9.832 acre tract and said 137.936 acre tract, for a total distance of **1107.38 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most westerly corner and a point of curvature of a called 3.759 acre tract of land (Tract 1) as described of record in said Document No. 2024063386 of the Official Public Records of Williamson County, Texas, and for a point of curvature of the tract described herein;

THENCE: With the southerly line of said 3.759 acre tract, the following two (2) courses:

1. With a tangent curve to the right having a radius of **1080.00 feet**, an arc length of **761.03 feet**, a delta angle of **40° 22' 25"** and a chord bears, **N 88° 34' 43" E**, a distance of **745.38 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency, and
2. **S 71° 14' 05" E**, a distance of **17.09 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most easterly corner of the tract described herein;

THENCE: Into said 137.936 acre tract, the following four (4) courses:

1. With a non-tangent curve to the left having a radius of **2400.00 feet**, an arc length of **323.06 feet**, a delta angle of **7° 42' 45"** and a chord bears, **S 87° 41' 15" W**, a distance of **322.81 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency,

2. **N 87° 55' 30" W**, a distance of **10.15 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
3. With a non-tangent curve to the left having a radius of **983.09 feet**, an arc length of **413.43 feet**, a delta angle of **24° 05' 43"** and a chord bears, **S 82° 08' 25" W**, a distance of **410.39 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
4. **S 68° 23' 30" W**, a distance of **1167.21 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northwest corner of a called 1.672 acre tract of land (Tract 3) as described of record in said Document No. 2024063386 of the Official Public Records of Williamson County, Texas, in the west line of said 137.936 acre tract, in the east line of a called 14.99 acre tract of land as described of record in Document No. 2022049223 of the Official Public Records of Williamson County, Texas and for the southwest corner of the tract described herein;

THENCE: N 21° 46' 06" W, with the common line between said 14.99 acre tract and said 137.936 acre tract, for a distance of **425.72 feet** to a set magnetic nail with washer stamped "Matkin Hoover Eng. & Survey" at the northeast corner of said 14.99 acre tract, the southeast corner of said 150 acre tract, for an angle of said 137.936 acre tract and the tract described herein;

THENCE: N 21° 22' 42" W, with the common line between said 150 acre tract and said 137.936 acre tract, a distance of **2067.52 feet** to the **POINT OF BEGINNING** and containing **5.947 acres** of land situated in Williamson County, Texas.

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.

Job # 18-5002 Developer Tract West-5.947 ac

Date: August 21, 2025



EXHIBIT "B-2" (Tract 2)



FIELD NOTES FOR A 3.399 ACRE TRACT OF LAND

A **3.399 acre** tract of land, out of the Maria Jesusa Garcia Survey No. 206, Abstract 246, and the S.G. Evetts Survey No. 207, Abstract 224, Williamson County, Texas and being a portion of a called 137.936 acre tract of land as described of record in Document No. 2024079100 of the Official Public Records of Williamson county, Texas. Said **3.399 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east line of said 137.936 acre tract, the west line of a called 89.03 acre tract of land as described of record in Volume 758, Page 210 of the Official Public Records of Williamson County, Texas and for the northeast corner of the tract described herein;

THENCE: S 21° 42' 51" E, with the east line of said 137.936 acre tract and the west line of said 89.03 acre tract, a distance of **166.32 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most easterly corner of the tract described herein, from which a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northeasterly corner of a called 3.759 acre tract of land (Tract 1) as described of record in Document No. 2024063386 of the Official Public Records of Williamson county, Texas bears, S 21° 42' 51" E, a distance of 59.94 feet and S 21° 54' 15" E, a distance of 187.48 feet;

THENCE: N 86° 07' 02" W, into said 137.936 acre tract, a distance of **731.18 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the northeast line of said 3.759 acre tract and for a southerly corner of the tract described herein;

THENCE: With the northeast line of said 3.759 acre tract, the following two (2) courses:

1. **N 71° 14' 05" W**, a distance of **235.07 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature, and
2. With a tangent curve to the left having a radius of **1140.00 feet**, an arc length of **487.02 feet**, a delta angle of **24° 28' 38"** and a chord bears, **N 83° 28' 24" W**, a distance of **483.32 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east line of a called 9.832 acre tract of land as described of record in Document No. 2022117990 of the Official Public Records of Williamson county, Texas, also being a northwesterly line of said 137.936 acre tract, for a westerly corner of said 3.759 acre tract the tract described herein;

THENCE: N 21° 34' 57" W, with the common line between said 9.832 acre tract and said 137.936 acre tract, a distance of **0.06 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northwest corner and a point of curvature of the tract described herein;

THENCE: Into said 137.936 acre tract, the following two (2) courses:

1. With a non-tangent curve to the right having a radius of **2550.00 feet**, an arc length of **587.06 feet**, a delta angle of **13° 11' 26"** and a chord bears, **N 87° 17' 15" E**, a distance of **585.76 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency, and
2. **S 86° 07' 02" E**, a distance of **787.46 feet** to the **POINT OF BEGINNING** and containing **3.399 acres** of land situated in Williamson County, Texas.

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.



Job # 18-5002 3.399 Ac – Developer Convey-NE

Date: August 21, 2025