

DEED

Ronald Reagan Boulevard 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 **K29 1941 INVESTMENTS, LP**, a Texas 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, has this day Sold and by these presents does Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all those certain tracts or parcels 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**"):

Tract 1:

Being a 1.634-acre tract of land situated in the WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453, Williamson County, Texas, and being a portion of a called 3.764-acre tract of land (Tract 3), conveyed to K29 1941 Investments, LP, recorded in Document No. 2021170468, of the Official Public Records of 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; and

Tract 2:

Being a 0.412-acre tract of land situated in the GREENLEAF FISK SURVEY, ABSTRACT NO. 5, Williamson County, Texas, and being a portion of a called 136.852-acre tract of land (Tract 1), conveyed to K29 1941 Investments, LP, recorded in Document No. 2021170468, of the Official Public Records of Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in **Exhibit "B"** 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 Property and upon the condition that none of such operations shall be conducted so near the surface of the Property 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 the Property 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.

This deed is being delivered in lieu of condemnation.

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

[signature on following page]

GRANTOR:

K29 1941 INVESTMENTS, LP, a Texas limited partnership

By: K29 GP, LLC, a Texas limited liability company,
General Partner

By: MREM Texas Manger, LLC, a Delaware
limited liability company, Manager

By: 
James Edward Horne, Vice President

ACKNOWLEDGMENT

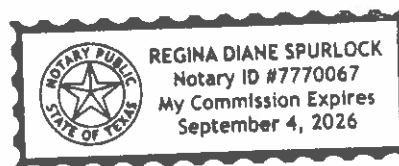
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on August 27, 2025 by
James Edward Horne in the capacity and for the purposes and consideration recited therein.


Notary Public, State of Texas



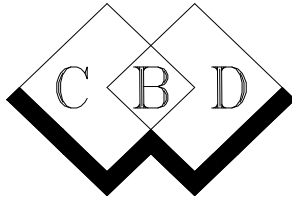
WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

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

PREPARED IN THE OFFICE OF:

GRANTEE'S MAILING ADDRESS:**AFTER RECORDING RETURN TO:**



Carlson, Brigrance & Doering, Inc.

EXHIBIT "A"

Civil Engineering ❖ Surveying

FirmID#F3791

Reg#10024900

1.634 ACRES

WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453

WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

A DESCRIPTION OF 1.634 ACRES IN THE WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.764 ACRE TRACT (TRACT 3) OF LAND CONVEYED TO K29 1941 INVESTMENTS, LP BY DEED RECORDED IN DOCUMENT NUMBER 2021170466, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.) SAID 1.634 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found stamped "FOREST" at the southwest corner of said 3.764 acre tract, being at the southeast corner of a called 5.00 acre tract of land conveyed to L.B. Woodlands LLC by deed recorded in Document Number 2021094661, (O.P.R.W.C.TX.) same being on the north line of State Highway 29 (R.O.W. varies), for the southwest corner and **POINT OF BEGINNING** of the herein described tract of land, from which a 1/2 inch iron rod found on the south line of said 5.00 acre tract and on the north line of said State Highway 29, N58°44'14"W, a distance of 569.64 feet,

THENCE, N30°41'41"E, with west line of said 3.764 acre tract and the east line of said 5.00 acre tract, a distance of 220.10 feet to a 1/2 inch iron rod found stamped "CBD SETSTONE" for the northwest corner of the herein described tract, from which a car axle at the northwest corner of said 3.764 being at the northeast corner of said 5.00 acre tract, bears N30°41'41"E, a distance of 164.35 feet,

THENCE, continuing over and across said 3.764 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,


- 1) S58°44'41"E, a distance of 166.67 feet to a 1/2 inch iron rod found stamped "CBD SETSTONE", being at a beginning of a curve to the left, and
- 2) Along said curve to the left, having a radius of 2,255.00 feet, an arc length of 145.72 feet, and a chord that bears S61°20'28"E, a distance of 145.70 feet to a 5/8 inch iron rod with aluminum cap found stamped "WILCO", at the northwest corner of a called 7.923 acre tract conveyed to Williamson County by deed recorded in Document Number 2021026279, (O.P.R.W.C.TX.) same being for the northeast corner of the herein described tract,

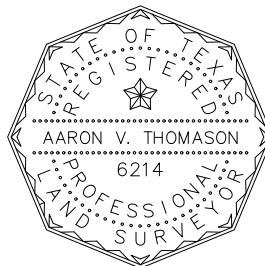
THENCE, S22°38'58"W, with the east line of said 3.764 acre tract and the west line of said 7.923 acre tract, a distance of 213.61 feet to a 5/8 inch iron rod with aluminum cap found stamped "WILCO" at the southeast corner of the herein described tract, being at the beginning of a curve to the right,

THENCE, with the south line of said 3.764 acre tract, and with the north line of said State Highway 29 (R.O.W. varies), the following two (2) courses and distances, numbered 1 and 2,

- 1) Along said curve to the right, having a radius of 2,814.85 feet, an arc length of 299.28 feet, and a chord that bears N61°42'43"W, a distance of 299.14 feet to a 1/2 inch iron rod found illegible cap,
- 2) N58°44'14"W, a distance of 43.29 feet to the **POINT OF BEGINNING** and containing 1.634 acres of land, as shown on the attached sketch.

Surveyed by:


8/27/2025
AARON V. THOMASON, R.P.L.S. No. 6214
Carlson, Brigrance & Doering, Inc.
REG.#10024900
5501 West William Cannon Drive
Austin, TX 78749
Ph: 512-280-5160
AARON@CBDENG.COM

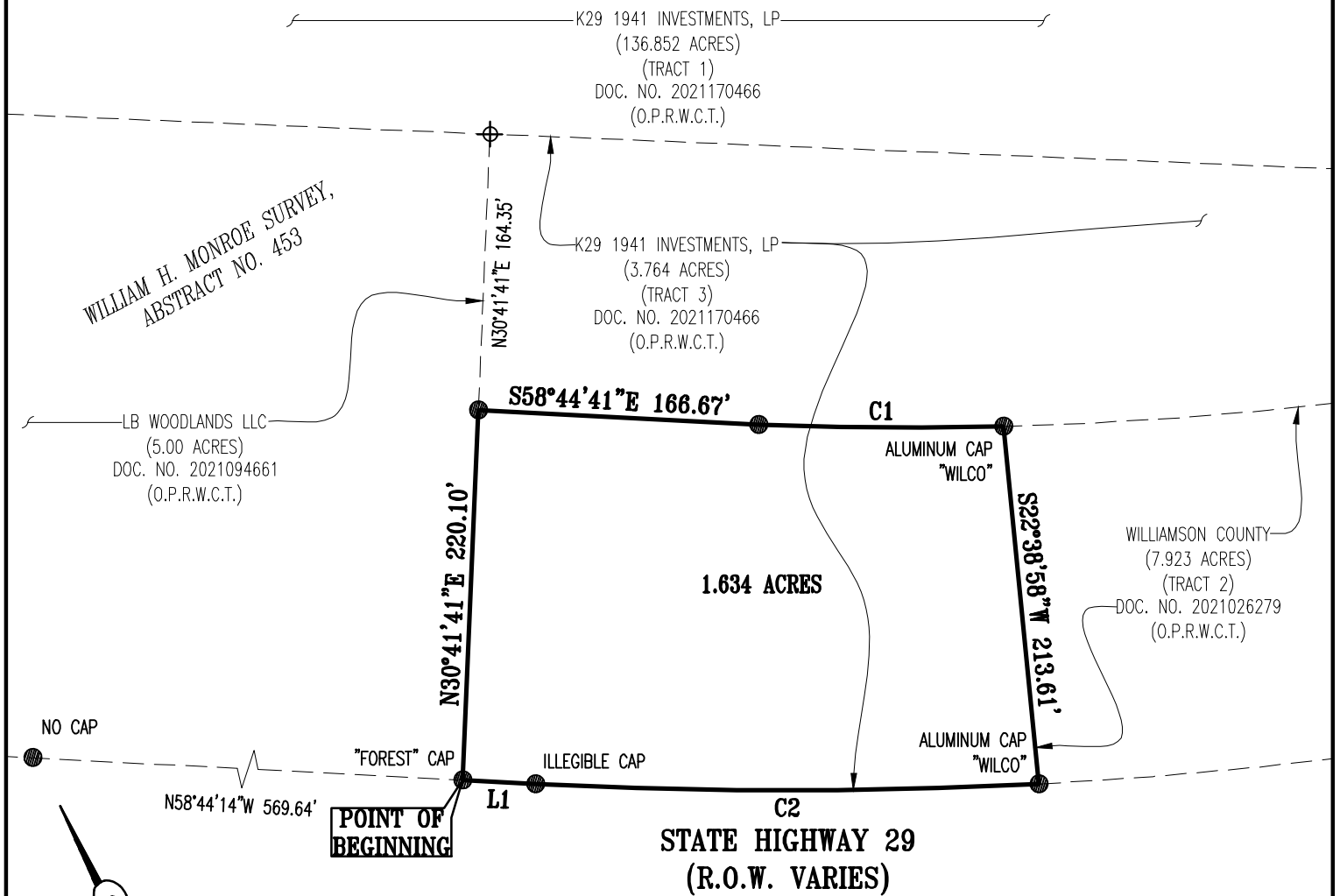


BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

SURVEY DATE: NOVEMBER 8, 2021

5501 West William Cannon • Austin, Texas 78749 • Phone (512)280-5160

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
- ⊕ CAR AXLE FOUND (UNLESS NOTED OTHERWISE)
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

Line Table

Line #	Direction	Length
L1	N58°44'14"W	43.29

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C1	2255.00	145.72	S61°20'28"E	145.70	3°42'09"
C2	2814.85	299.28	N61°42'43"W	299.14	6°05'30"

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering

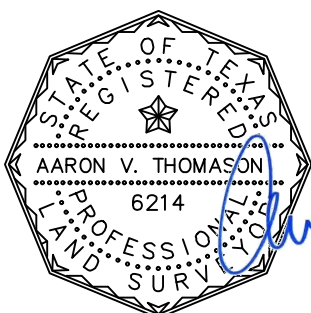
5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

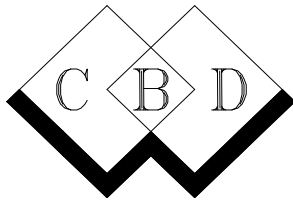
Fax No. (512) 280-5165



8/27/2025

SHEET NO. 1 OF 1

J:\AC3D\5575\Survey\M&B - 1.634 ACRES - R.O.W. DEDICATION



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

FirmID#F3791

Reg#10024900

EXHIBIT "B"

0.412 ACRES (17,951 SQ.FT.)
GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

A DESCRIPTION OF 0.412 ACRES (17,951 SQ.FT.) IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 136.852 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO K29 1941 INVESTMENTS, LP BY DEED RECORDED IN DOCUMENT NUMBER 2021170466, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.) SAID 0.412 ACRE (17,951 SQ.FT.) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the east line of said 136.852 acre tract, being at the intersection of Ronald Reagan Boulevard (R.O.W. varies) and the south right-of-way line of Kauffman Loop (120' R.O.W.), as dedicated by the plat of Kauffman Loop Extension Final Plat, a subdivision recorded in Document Number 2024076165, (O.P.R.W.C.T) same being at the beginning of a curve to the right, for the northeast corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the east line said 136.852 acre tract, and the west line of Ronald Reagan Boulevard, the following five (5) courses and distances, numbered 1 through 5

- 1) Along said curve to the right, having a radius of 3,355.00 feet, an arc length of 888.45 feet, and a chord that bears S16°43'21"E, a distance of 885.85 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", being at the end of a curve to the right,
- 2) S09°08'10"E, a distance of 262.47 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
- 3) S07°42'11"E, a distance of 199.94 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
- 4) S02°00'40"E, a distance of 403.12 feet to a capped 1/2 inch iron rod found stamped "HAYNE CONSULTING", and
- 5) S04°50'48"E, a distance of 41.21 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", at the northeast corner of a called 7.923 acre tract conveyed to Williamson County, Texas by deed recorded in Document Number 2021026279, (O.P.R.W.C.T.) for the southeast corner of the herein described tract of land, being at the beginning of a curve to the right,

THENCE, crossing said 136.852 acre tract, with the west line of said 7.923 acre tract, along said curve to the right, having a radius of 620.00 feet, an arc length of 20.85 feet, and a chord that bears S23°46'19"W, a distance of 20.85 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE",

THENCE, over and across said 136.852 acre tract, the following six (6) courses and distances, numbered 1 through 6

- 1) N04°50'25"W, a distance of 59.35 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE"
- 2) N02°01'38"W, a distance of 202.18 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE"
- 3) N02°00'21"W, a distance of 201.07 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE"
- 4) N07°43'40"W, a distance of 199.42 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE",
- 5) N09°06'49"W, a distance of 262.09 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", being at the beginning of a curve to the left, and

- 6) Along said curve to the left, having a radius of 3,334.14 feet, an arc length of 885.79 feet, and a chord that bears N16°43'29"W, 883.18 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", on the south line of said Kauffman Loop, for the northwest corner of the herein described tract,

THENCE, N64°37'53"E, over and across said 136.852 acre tract, and with the south line of said Kauffman Loop, a distance of 10.06 feet to the **POINT OF BEGINNING** and containing 0.412 acres (17,951 SQ.FT.) of land, as shown on the attached sketch.

Surveyed by:



9/3/2025

AARON V. THOMASON, R.P.L.S. No. 6214

Carlson, Brigrance & Doering, Inc.

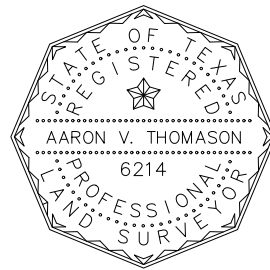
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BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

SURVEY DATE: NOV 8, 2021

