

SLOPE AND LATERAL SUPPORT EASEMENT

Ronald Reagan Boulevard (Segment C)

THE STATE OF TEXAS

§

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

That **RR 122 HOLDINGS LLC**, its successors and assigns (“Grantor”), for and in consideration of the sum of One and no/100th DOLLARS (\$1.00) and other good and valuable consideration paid by **WILLIAMSON COUNTY, TEXAS**, (“Grantee”), receipt of which is hereby acknowledged, does hereby Grant, Sell, and Convey unto Grantee a permanent slope and lateral support easement, in, on, under and across the following real property (“Property”), to wit:

All of that certain 0.2509 acre (8,970 square feet) of land in the Delores Casanova Survey, Abstract No. 128, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit “A” attached hereto and incorporated herein (**Parcel 12SE**)

The perpetual easement, rights and privileges herein granted shall be used to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, and remove materials for slope and lateral support of the adjacent roadway facility and related appurtenances and improvements which may be necessary to facilitate the proper support and operation of the adjacent property and roadway and drainage facilities and related appurtenance (the “Benefitted Tract”), in, along, upon, under and across said premises described in Exhibit “A” together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress from to and from said premises from the adjacent right of way for the purpose of making any improvements, modifications or repairs which the Grantee deems necessary.

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Williamson County, Texas.

The Easement, rights, and privileges granted herein are non-exclusive, however, Grantor covenants that it will not convey any future easement or conflicting rights within the area covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Prior to granting its consent for other easements Grantee may require reasonable safeguards to protect the integrity of the adjacent road system improvements.

Grantor shall be specifically prohibited from removing any earth, fill, or other materials from the Property, whether existing or installed by Grantee, and Grantor shall not otherwise impact, alter, or take any action to affect or reduce the lateral support of the adjacent roadway

facilities and related drainage, ditch, or other appurtenances and improvements, without Grantee's prior written consent. However, Grantor may add any additional earth, fill or other materials upon the Property as necessary to develop or otherwise improve the remaining property of Grantor in accordance with any applicable development rules or ordinances of Grantee or other applicable regulatory agency or jurisdiction.

Grantee shall be responsible for maintaining the easement area described herein and any improvements constructed by Grantee and located in, across or upon the easement area. Grantee, by acceptance of this easement acknowledges and agrees that Grantor hereby expressly reserves the right to relocate, modify and reduce the easement area described herein and alter any improvements or facilities located in, across or upon the easement area, at Grantor's sole cost and expense, provided that such relocation, reduction and/ or alteration shall not cause any use or development of the Benefited Tract to be out of compliance with any regulation of any governmental entity having jurisdiction over the Benefited Tract, and shall not cause the diversion, encroachment, impoundment or increase in the amount of surface water on or across the Benefited Tract in excess of the drainage conditions existing prior to such relocation, reduction or alteration. The Grantor may execute and file in the appropriate public records a replacement easement for any such reduction, alteration and/ or relocation of the easement area, provided such reduction, alteration or relocation of the easement area is in conformance with the terms of this paragraph and such replacement easement is conveyed to the Grantee, its successors or assigns by replacement easement recorded in the appropriate public records. Concurrent with or after the recording of such replacement easement, the Grantee, its successors or assigns shall execute any document presented by the Grantor reasonably necessary or convenient for the release or re-conveyance to Grantor of any easement area not included in the replacement easement.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

The Easement, rights, privileges and obligations granted in this Easement shall be appurtenant to and shall run with Grantor's property, and shall be binding upon and inure to the benefit of the parties to this Easement, their successors, assigns, mortgagees, tenants, guests, employees, representatives, servants and invitees, subject to all matters of record or in existence affecting the Property.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, and Grantor does hereby bind himself, his heirs, successors and assigns, and legal representatives, to warrant and forever defend, all and singular, the above-described Easement and rights and interests unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 7th day of October, 2025.

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the _____ day of _____, 2025 by Steve Snell, Williamson County Judge, 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:

County: Williamson
Parcel: 12E - RR 122 HOLDINGS LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2059 OF ONE ACRE (8,970 SQUARE FEET) PARCEL OF LAND SITUATED IN THE DELORES CASANOVA SURVEY, ABSTRACT NO. 128, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 122.662 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO RR 122 HOLDINGS LLC, RECORDED IN DOCUMENT NO. 2022022743 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.2059 OF ONE ACRE (8,970 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the existing East right-of-way (ROW) line of County Road 289 (Variable Width ROW) and the common West line of the remainder of said 122.662 acre tract, and in the proposed North ROW line of Ronald Reagan Boulevard, 236.47 feet Left of Ronald Reagan Baseline Station 776+60.05, from which a 1/2-inch rebar with cap stamped "RCS 5793" found at the intersection of the existing South ROW line of Ronald Reagan Boulevard (Variable Width ROW) and the existing East ROW line of said County Road 289 for the Southwest corner of the remainder of said 122.662 acre tract, bears South 21°30'23" East a distance of 106.65 feet;

THENCE South 80°11'52" East, over and across the remainder of said 122.662 acre tract, with the proposed North ROW line of said Ronald Reagan Boulevard, a distance of 74.41 feet to a Calculated Point (Grid Coordinates: N= 10,236,591.58, E= 3,082,252.08), 187.25 feet Left of Ronald Reagan Baseline Station 767+15.03, for the POINT OF BEGINNING of the herein described tract;

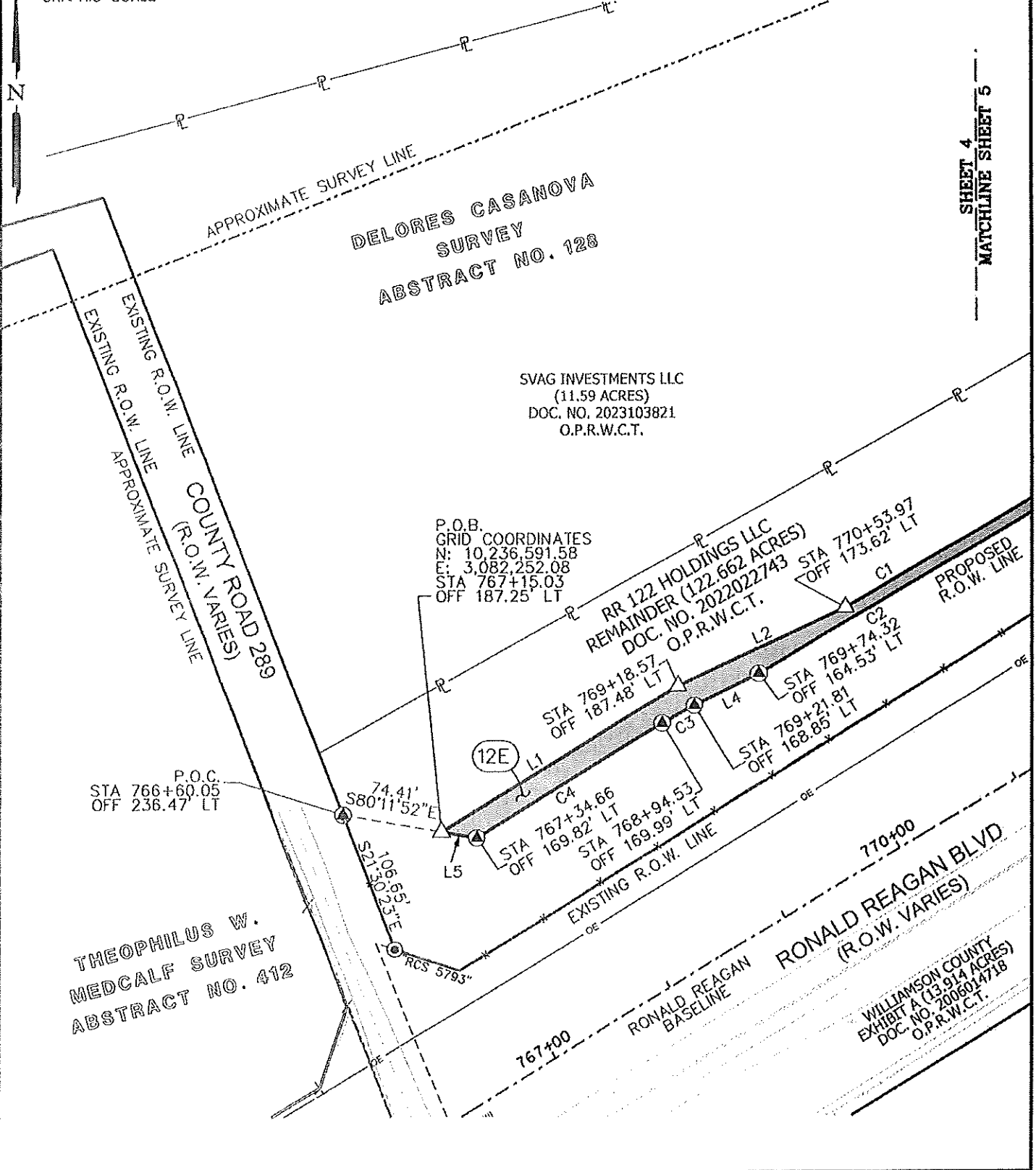
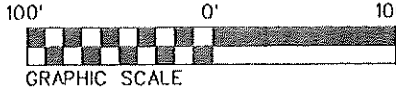
THENCE continuing over and across the remainder of said 122.662 acre tract, the following four (4) courses and distances:

- 1) North 58°51'25" East, a distance of 206.24 feet to a Calculated Point, 187.48 feet Left of Ronald Reagan Baseline Station 769+18.57;
- 2) North 65°22'34" East, a distance of 137.83 feet to a Calculated Point, 173.62 feet Left of Ronald Reagan Baseline Station 770+53.97;
- 3) Along a curve to the Right, having a radius of 14,260.00 feet, an arc length of 393.68 feet, a delta angle of 00°34'54", and a chord which bears North 60°36'45" East a distance of 393.67 feet to a Calculated Point, 174.03 feet Left of Ronald Reagan Baseline Station 774+42.85;
- 4) South 28°35'56" East, a distance of 8.99 feet to a Calculated Point in the proposed North ROW line of said Ronald Reagan Boulevard, 165.05 feet Left of Ronald Reagan Baseline Station 774+42.86, from which a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the existing North ROW line of said Ronald Reagan Boulevard and the common South line of the remainder of said 122.662 acre tract, bears North 61°56'17" East a distance of 267.01 feet;



EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



SHEET 4
MATCHLINE SHEET 5



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

RR 122 HOLDINGS LLC

07/01/2025

PARCEL 12E

0.2059 ACRES
 8,970 Sq. Ft.
 SHEET 3 OF 6

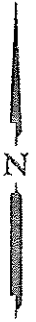
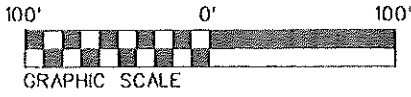
SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



AJ HAYHERST
SURVEY
ABSTRACT NO. 305

APPROXIMATE SURVEY LINE

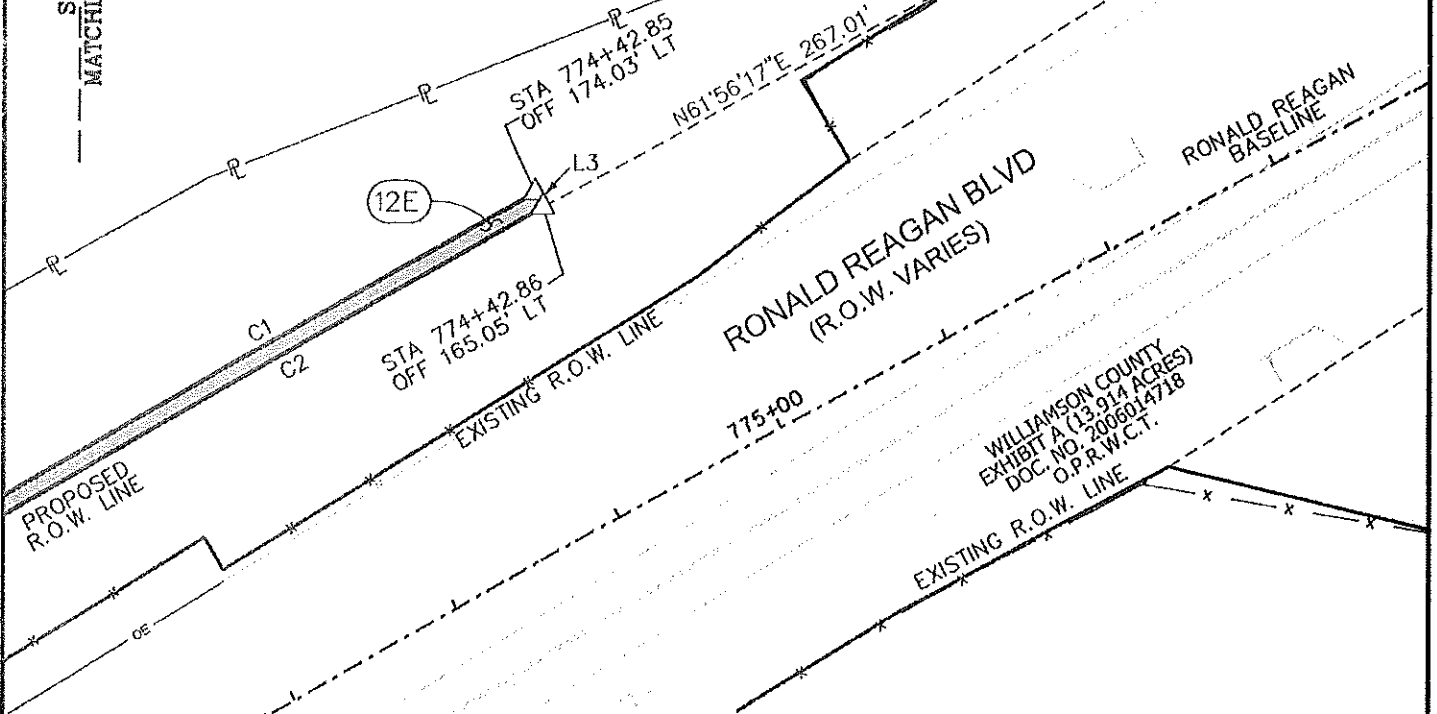
DELORES CASANOVA
SURVEY
ABSTRACT NO. 128

RR 122 HOLDINGS LLC
REMAINDER (122.662 ACRES)
DOC. NO. 2022022743
O.P.R.W.C.T.

SVAG INVESTMENTS LLC
(11.59 ACRES)
DOC. NO. 2023103821
O.P.R.W.C.T.

WILLIAMSON COUNTY
EXHIBIT B (0.230 ACRES)
DOC. NO. 2006014718
O.P.R.W.C.T.

SHEET 4
MATCHLINE SHEET 5



WILLIAMSON COUNTY
EXHIBIT A (13.914 ACRES)
DOC. NO. 2006014718
O.P.R.W.C.T.

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

RR 122 HOLDINGS LLC

07/01/2025

PARCEL 12E

0.2059 ACRES
8,970 Sq. Ft.

SHEET 4 OF 6

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	N58° 51'25"E	206.24'
L2	N65° 22'34"E	137.83'
L3	S28° 35'56"E	8.99'
L4	S64° 06'05"W	53.31'
L5	N80° 11'52"W	26.44'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	00° 34'54"	14,260.00'	393.68'	N60° 36'45"E 393.67'
C2	02° 58'45"	14,251.71'	474.02'	S60° 26'54"W 474.00'
C3	04° 55'33"	321.50'	27.64'	S61° 38'19"W 27.63'
C4	00° 39'01"	14,256.03'	161.80'	S58° 51'01"W 161.80'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE (FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203).
2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED "PBS&J" (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 07/01/2025
FRANK W. FUNK DATE
RPLS 6803



CALCULATED 100.86 ACRES 4,393,616 Sq. Ft.
REMAINDER 100.86 ACRES 4,393,616 Sq. Ft.

LSI LANDESIGN SERVICES, INC. ★
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF		
RR 122 HOLDINGS LLC		
SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

07/01/2025
PARCEL 12E
0.2059 ACRES
8,970 Sq. Ft.
SHEET 5 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

NATIONAL INVESTORS TITLE INSURANCE COMPANY
 GF NO. T-186711
 ISSUED: MAY 09, 2025
 EFFECTIVE DATE: MAY 01, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.1, 10.6 THROUGH 10.17, ARE NOT A SURVEY MATTER.

- 10:2. A POTABLE WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 938, PAGE 575 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
- 3. A POTABLE WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 944, PAGE 762 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
- 4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 199980164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
- 5. A 15 FOOT WIDE PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2002026281 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
- 18. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY.
(NOTED HEREON)

 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF RR 122 HOLDINGS LLC		07/01/2025 PARCEL 12E
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON