

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 7th day of October, 2025.

[signature on following page]

GRANTOR:

RR 122 HOLDINGS LLC

By: SVAG Investments LLC, a Texas
limited liability company

By: SVAG Asset Management LLC, a
Texas limited liability company, its Manager

By: RA

Name: Sudhanshan Vembutty

Title: Manager.

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF Fort Bend

This instrument was acknowledged before me on this the 7 day of October, 2025 by Sudhanshan Vembutty in the capacity and for the purposes and consideration recited therein.



Kaif Sorathia

Notary Public, State of Texas

County: Williamson
Parcel: 12 PART 1- RR 122 HOLDINGS LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.694 ACRE (73,799 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 (O.P.R.W.C.T.); SAID 1.694 ACRE (73,799 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 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, (Grid Coordinates: N=10,236,604.25, E=3,082,178.77), 236.47 feet Left of Ronald Reagan Baseline Station 766+60.05;

THENCE over and across the remainder of said 122.662 acre tract and with the proposed North ROW line of said Ronald Reagan Boulevard, the following five (5) courses and distances:

- 1) **South 80°11'52" East**, a distance of **100.85** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 169.82 feet Left of Ronald Reagan Baseline Station 767+34.66;
- 2) Along a curve to the **Right**, having a radius of **14,256.03** feet, an arc length of **161.80** feet, a delta angle of **00°39'01"**, and a chord which bears **North 58°51'01" East** a distance of **161.80** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 169.99 feet Left of Ronald Reagan Baseline Station 768+94.53;
- 3) Along a curve to the **Right**, having a radius of **321.50** feet, an arc length of **27.64** feet, a delta angle of **04°55'33"**, and a chord which bears **North 61°38'19" East** a distance of **27.63** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 168.85 feet Left of Ronald Reagan Baseline Station 769+21.81;
- 4) **North 64°06'05" East**, a distance of **53.31** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 164.53 feet Left of Ronald Reagan Baseline Station 769+74.32; and
- 5) Along a curve to the **Right**, having a radius of **14,251.71** feet, an arc length of **741.03** feet, a delta angle of **02°58'45"**, and a chord which bears **North 60°59'06" East** a distance of **740.95** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the existing North ROW line of Ronald Reagan Boulevard (Variable Width ROW) and the common South line of the remainder of said 122.662 acre tract, 165.33 feet Left of Ronald Reagan Baseline Station 777+06.78;



County: Williamson
Parcel: 12 PART 1- RR 122 HOLDINGS LLC
Highway: Ronald Reagan Boulevard

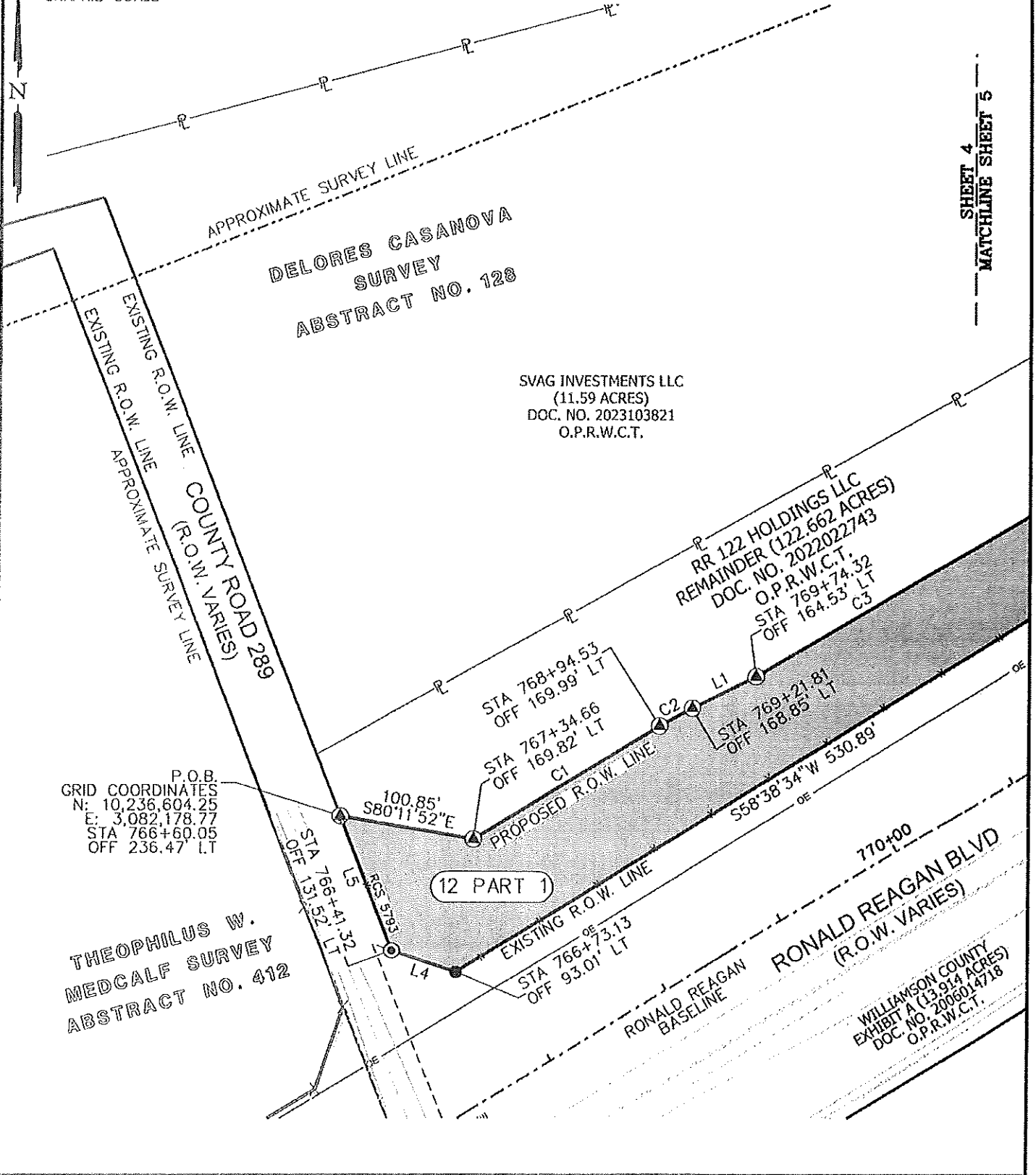
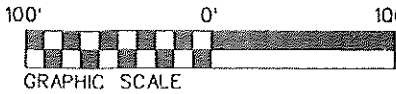
THENCE with the existing North ROW line of said Ronald Reagan Boulevard and the common South line of the remainder of said 122.662 acre tract, the following seven (7) courses and distances:

- 7) South 58°36'35" West, a distance of 112.36 feet to a 1/2-inch rebar found, 158.08 feet Left of Ronald Reagan Baseline Station 775+95.92;
- 8) South 31°00'48" East, a distance of 49.73 feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 108.42 feet Left of Ronald Reagan Baseline Station 775+98.59;
- 9) South 53°03'10" West, a distance of 101.28 feet to a 1/2-inch rebar found, 92.86 feet Left of Ronald Reagan Baseline Station 774+99.23;
- 10) South 58°37'53" West, a distance of 300.31 feet to a 1/2-inch rebar with illegible cap found, 80.00 feet Left of Ronald Reagan Baseline Station 772+01.02;
- 11) North 31°18'39" West, a distance of 20.10 feet to a 1/2-inch rebar found, 100.08 feet Left of Ronald Reagan Baseline Station 772+00.40;
- 12) South 58°38'34" West, a distance of 530.89 feet to a 1/2-inch rebar found, 93.01 feet Left of Ronald Reagan Baseline Station 766+73.13; and
- 13) North 71°30'55" West, a distance of 50.12 feet to a 1/2-inch rebar with cap stamped "RCS 5793" found at the intersection of existing South ROW line of said Ronald Reagan Boulevard and the existing East ROW line of said County Road 289 for the Southwest corner of the remainder of said 122.662 acre tract, 131.52 feet Left of Ronald Reagan Baseline Station 766+41.32;



EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



SHEET 4
MATCHLINE SHEET 5



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 16001800
512-238-7501

PARCEL PLAT SHOWING PROPERTY OF

RR 122 HOLDINGS LLC

06/16/2025
PARCEL 12
PART 1

1.694 ACRES
73,799 Sq. Ft.
SHEET 4 OF 7

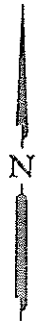
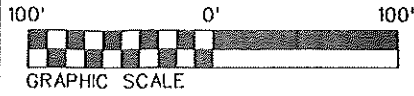
SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



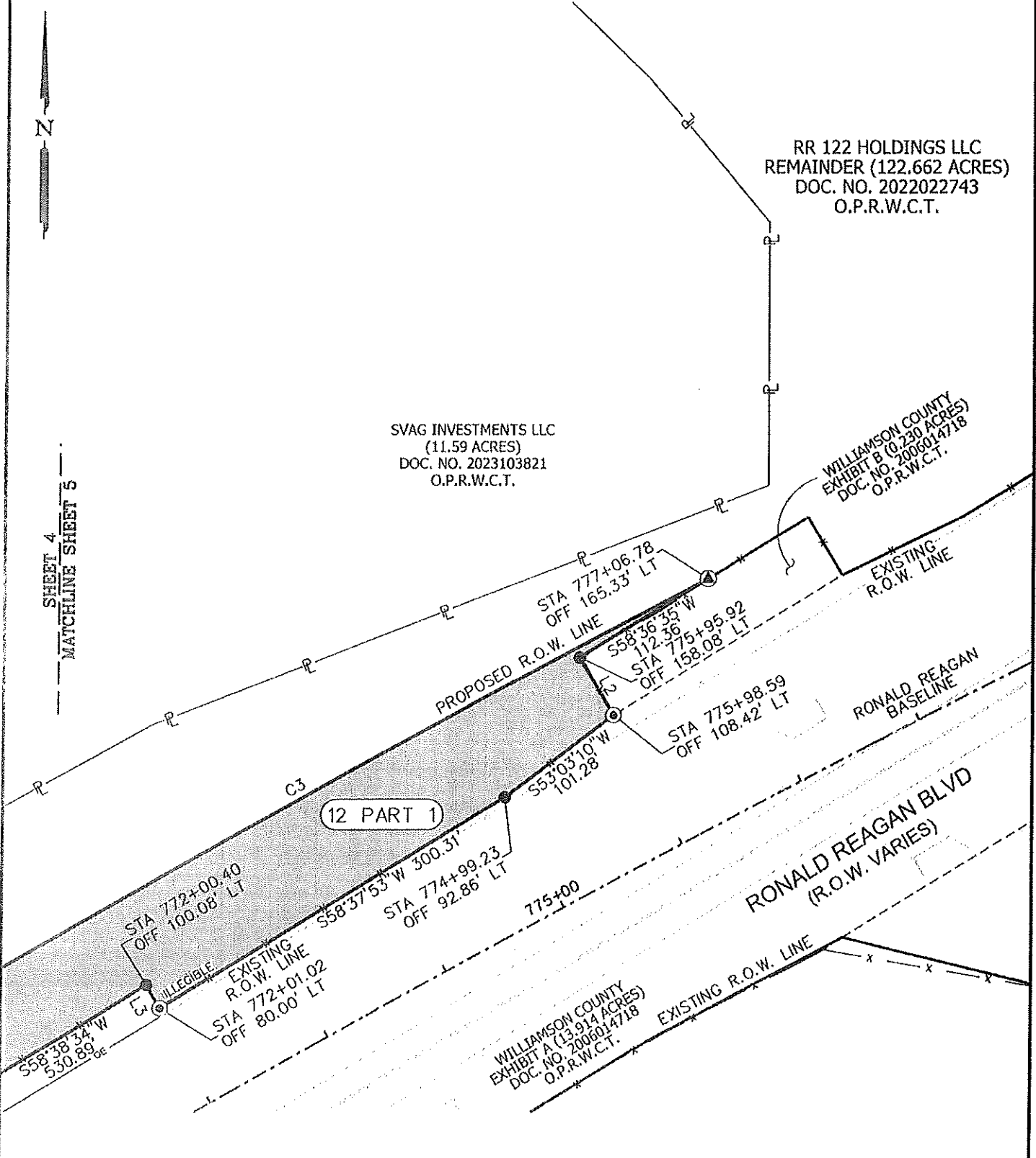
SHEET 4
MATCHLINE SHEET 5

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

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

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

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
TBP&LS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

RR 122 HOLDINGS LLC

06/16/2025
PARCEL 12
PART 1

1.694 ACRES
73,799 Sq. Ft.
SHEET 5 OF 7

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	N64° 06'05"E	53.31'
L2	S31° 00'48"E	49.73'
L3	N31° 18'39"W	20.10'
L4	N71° 30'55"W	50.12'
L5	N21° 30'23"W	106.65'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	00° 39'01"	14,256.03'	161.80'	N58° 51'01"E 161.80'
C2	04° 55'33"	321.50'	27.64'	N61° 38'19"E 27.63'
C3	02° 58'45"	14,251.71'	741.03'	N60° 59'06"E 740.95'

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

- ⊙ 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 06/16/2025
FRANK W. FUNK DATE
RPLS 6803



CALCULATED 100.86 ACRES 4,393,616 Sq. Ft.
REMAINDER 99.17 ACRES 4,319,817 Sq. Ft.

 10099 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF RR 122 HOLDINGS LLC			06/16/2025 PARCEL 12 PART 1 1.694 ACRES 73,799 Sq. Ft. SHEET 6 OF 7
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON	

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)

 <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001300 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF RR 122 HOLDINGS LLC		06/16/2025 PARCEL 12 PART 1 1.694 ACRES 73,799 Sq. Ft. SHEET 7 OF 7
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

County: Williamson
Parcel: 12 PART 2- RR 122 HOLDINGS LLC
Highway: Ronald Reagan Boulevard

EXHIBIT **B**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.3558 OF ONE ACRE (15,499 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 (O.P.R.W.C.T.); SAID 0.3558 OF ONE ACRE (15,499 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "PBS&J" found in the existing North right-of-way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) and the common South line of the remainder of said 122.662 acre tract, in the proposed North ROW line of Ronald Reagan Boulevard, for the Northeast corner of a called 0.230 acre tract of land described in a Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2006014718 of said O.P.R.W.C.T., (Grid Coordinates: N=10,237,112.00, E=3,083,211.27), 171.58 feet Left of Ronald Reagan Baseline Station 777+92.87;

THENCE over and across the remainder of said 122.662 acre tract and with the proposed North ROW line of said Ronald Reagan Boulevard, the following two (2) courses and distances:

- 1) North 66°16'37" East, a distance of 109.10 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 165.52 feet Left of Ronald Reagan Baseline Station 779+00.86; and
- 2) Along a curve to the Left, having a radius of 13,951.67 feet, an arc length of 449.64 feet, a delta angle of 01°50'48", and a chord which bears North 62°20'22" East a distance of 449.62 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the West line of a called 0.79 acre tract of land described in a General Warranty Deed to Nolina Comm I LLC, recorded in Document No. 2024068248 of said O.P.R.W.C.T., 165.04 feet Left of Ronald Reagan Baseline Station 784+55.83;
- 3) THENCE South 19°34'05" East, with the East line of the said remainder of 122.662 acre tract and the common West line of said 0.79 acre tract, a distance of 1.50 feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the existing North ROW line of said Ronald Reagan Boulevard, for the Southeast corner of the said remainder of 122.662 acre tract and a common corner of said 0.79 acre tract, 163.56 feet Left of Ronald Reagan Baseline Station 784+55.59;

THENCE with the existing North ROW line of said Ronald Reagan Boulevard and the common Southeast line of the said remainder of 122.662 acre tract, the following five (5) courses and distances:

- 4) South 58°39'40" West, a distance of 199.79 feet to a 1/2-inch rebar with cap stamped " PBS&J" found, 152.74 feet Left of Ronald Reagan Baseline Station 781+53.83;



County: Williamson
Parcel: 12 PART 2- RR 122 HOLDINGS LLC
Highway: Ronald Reagan Boulevard

- 5) South 31°20'55" East, a distance of 14.96 feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 137.81 feet Left of Ronald Reagan Baseline Station 781+54.76;
- 6) South 58°39'12" West, a distance of 257.59 feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 119.64 feet Left of Ronald Reagan Baseline Station 778+95.44;
- 7) South 64°23'08" West, a distance of 99.63 feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 121.88 feet Left of Ronald Reagan Baseline Station 777+96.52; and
- 8) North 31°21'16" West, a distance of 49.83 feet to the **POINT OF BEGINNING** and containing 0.3558 of one acre (15,499 Square Feet) of land, more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

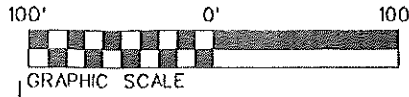
 07/01/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



EXHIBIT "B"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



AJ HAYHERST
SURVEY
ABSTRACT NO. 305

LOT 2
BLOCK R

NOLINA SUBDIVISION
PHASE 1 SECTION 1
DOC. NO. 2023078970
O.P.R.W.C.T.

LOT 1
BLOCK R

APPROXIMATE SURVEY LINE

DELORES CASANOVA
SURVEY
ABSTRACT NO. 128

NOLINA COMM I LLC
0.79 OF ONE ACRE
DOC. NO. 2024068248
O.P.R.W.C.T.

SEE
DETAIL "A"

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.

P.O.B.
GRID COORDINATES
N: 10,237,112.00
E: 3,083,211.27
STA 777+92.87
OFF 171.58' LT

12 PART 2

STA 779+00.86
OFF 165.52' LT

PROPOSED R.O.W. LINE

STA 781+53.83
OFF 152.74' LT

STA 781+54.76
OFF 137.81' LT

109.10'
N66°16'37"E

EXISTING
R.O.W. LINE

RONALD REAGAN BLVD
(R.O.W. VARIES)

558°39'40"W
199.79'

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

EXISTING R.O.W. LINE

564°23'08"W
99.63'

STA 778+95.44
OFF 119.64' LT

STA 777+96.52
OFF 121.88' LT

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

780+00

RONALD REAGAN
BASELINE

EXISTING R.O.W. LINE

LSI LANDESIGN SERVICES, INC.

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

PARCEL PLAT SHOWING PROPERTY OF

RR 122 HOLDINGS LLC

07/01/2025
PARCEL 12
PART 2
0.3558 ACRE
15,499 Sq. Ft.
SHEET 3 OF 5

SCALE
1" = 100'

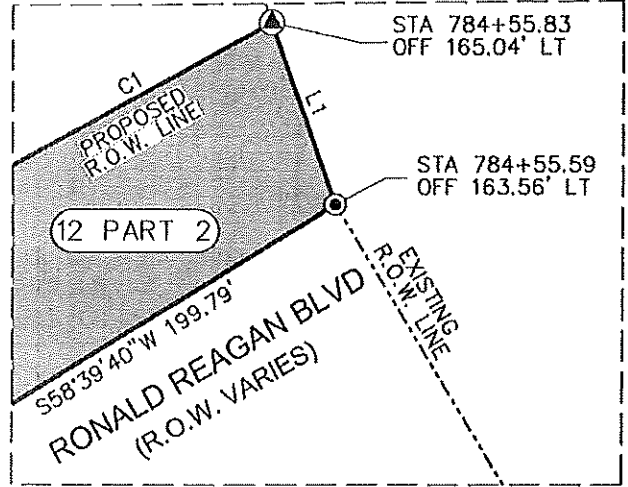
PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 50'48"	13,951.67'	449.64'	N62° 20'22"E 449.62'

LINE DATA		
LINE	BEARING	LENGTH
L1	S19° 34'05"E	1.50'
L2	S31° 20'55"E	14.96'
L3	N31° 21'16"W	49.83'



NOTES:

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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.

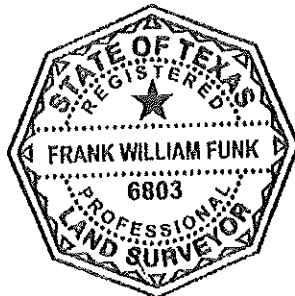
LEGEND

- 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (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
- - - - - APPROXIMATE 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 100.51 ACRES 4,378,117 Sq. Ft.

 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBEPLS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF RR 122 HOLDINGS LLC			07/01/2025 PARCEL 12 PART 2 0.3558 ACRE 15,499 Sq. Ft. SHEET 4 OF 5
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON	

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.

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(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 TBP&S FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF RR 122 HOLDINGS LLC		07/01/2025 PARCEL 12 PART 2 0.3558 ACRE 15,499 Sq. Ft. SHEET 5 OF 5
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

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

EXHIBIT C
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0264 OF ONE ACRE (1,149 SQUARE FEET) PARCEL OF LAND SITUATED IN THE DELORES CASANOVA SURVEY, ABSTRACT NO. 128, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 0.0264 OF ONE 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 (O.P.R.W.C.T.); SAID 0.0264 OF ONE ACRE (1,149 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the existing North right-of-way (ROW) line of Ronald Reagan Boulevard (Variable width ROW) and the common South line of Lot 1, Block R, NOLINA SUBDIVISION, PHASE 1, SECTION 1 a subdivision of record in Document No. 2023078970 of said O.P.R.W.C.T., for the Northwest corner of said 0.264 of one acre tract, and the proposed North ROW line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,237,627.75, E=3,084,123.34), 188.89 feet Left of Ronald Reagan Baseline Station 788+52.13;

1) **THENCE North 74°48'35" East**, with the North line of said 0.0264 of one acre tract and the common South line of Lot 1, Block R, a distance of **92.64** feet to a 1/2-inch rebar with cap stamped "BURY & PARTNERS" found in the existing North ROW line of said Ronald Reagan Boulevard, for the East corner of said 0.0264 of one acre tract, 163.89 feet Left of Ronald Reagan Baseline Station 789+42.46;

THENCE with the existing North ROW line of said Ronald Reagan Boulevard and the common South line of said 0.0264 of one acre tract, the following two (2) courses and distances:

2) **South 58°38'51" West**, a distance of **89.12** feet to a 1/2-inch rebar found, 163.11 feet Left of Ronald Reagan Baseline Station 788+52.30; and



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

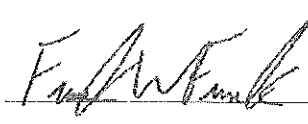
- 3) North 31°02'05" West, a distance of 25.79 feet to the POINT OF BEGINNING and containing 0.0264 of one acre (1,149 Square Feet) of land, more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

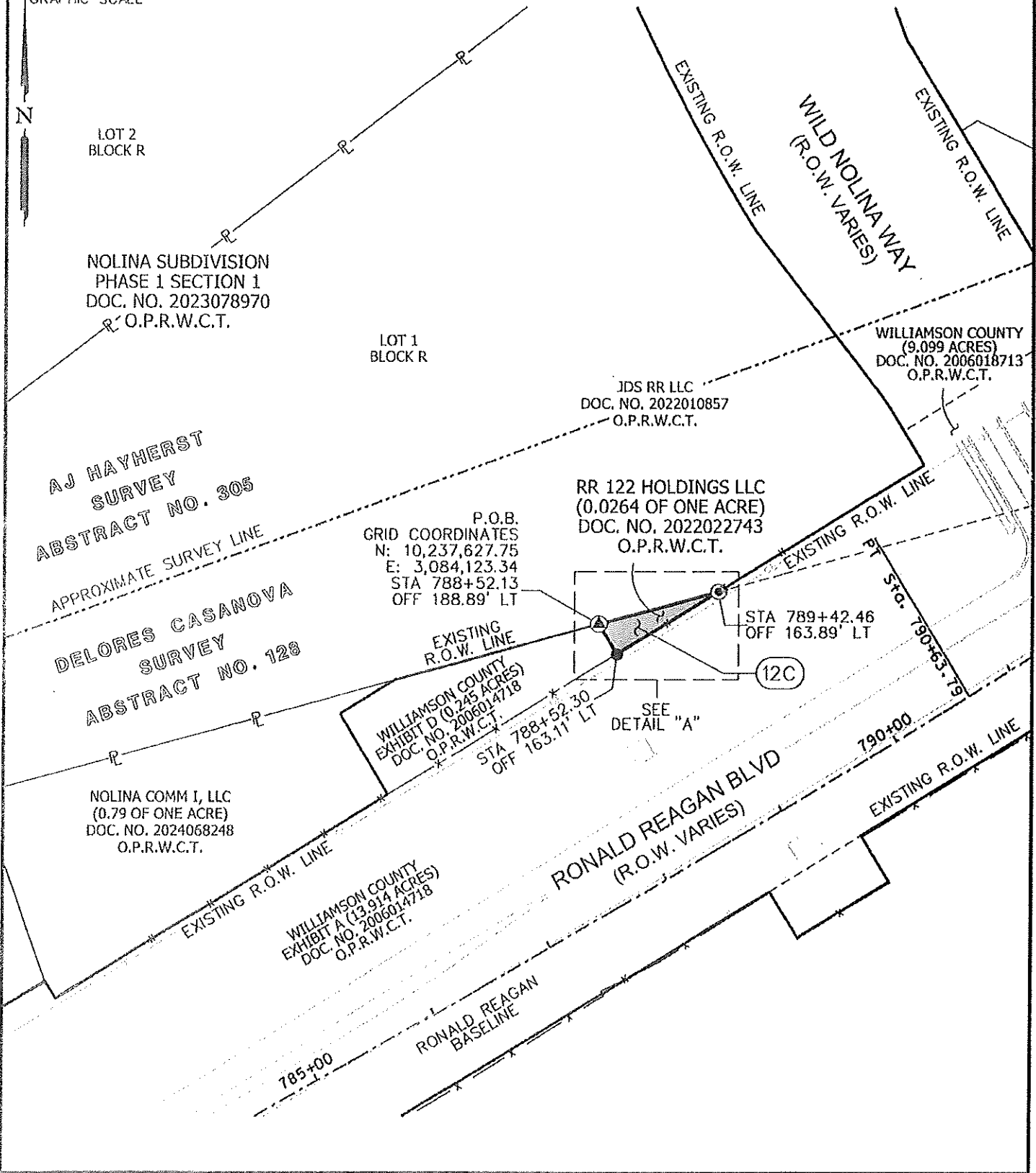
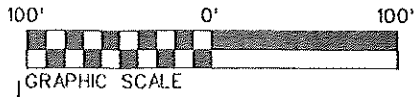
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 07/01/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



LSI LANDESIGN SERVICES, INC.

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

PARCEL PLAT SHOWING PROPERTY OF

RR 122 HOLDINGS LLC

07/01/2025

PARCEL 12C

0.0264 ACRES
1,149 Sq. Ft.

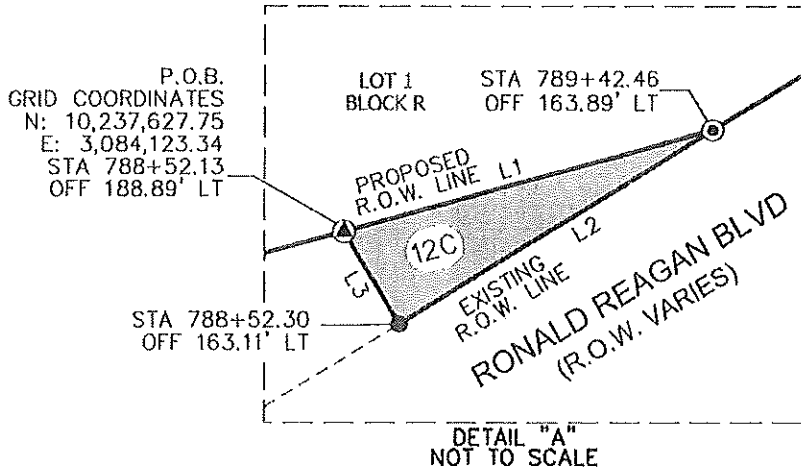
SHEET 3 OF 5

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION



LINE DATA		
LINE	BEARING	LENGTH
L1	N74° 48'35"E	92.64'
L2	S58° 38'51"W	89.12'
L3	N31° 02'05"W	25.79'

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

- 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 "BURY & PARTNERS" (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



CALLED 0.0264 ACRES 1,149 Sq. Ft.
REMAINDER 0 ACRES 0 Sq. Ft.



16090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBP&L FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 RR 122 HOLDINGS LLC

SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON
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07/01/2025
 PARCEL 12C
 0.0264 ACRES
 1,149 Sq. Ft.
 SHEET 4 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-187351
 ISSUED: MAY 19, 2025
 EFFECTIVE DATE: MAY 12, 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 THROUGH 10.6, ARE NOT A SURVEY MATTER.

10: 7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATIONS, VARIATION, OR ADVERSE CIRCUMSTANCE 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 TBPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF RR 122 HOLDINGS LLC			07/01/2025 PARCEL 12C 0.0264 ACRES 1,149 Sq. Ft.
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON	SHEET 5 OF 5