

1. GRANTOR, for the CONSIDERATION paid to GRANTOR, hereby grants, sells, and conveys to GRANTEE an easement and right-of-way on, over, upon, under, and across the EASEMENT PROPERTY, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE and GRANTEE'S successors and assigns forever. The Easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of constructing, placing, operating, maintaining, reconstructing, replacing, rebuilding, upgrading, removing, inspecting, patrolling, or repairing the PROJECT, or any part of the PROJECT, and making connections therewith.

2. GRANTEE shall have the right of ingress and egress at all times upon and across the EASEMENT PROPERTY for the above stated purposes. In the event that immediate access to the EASEMENT PROPERTY is not reasonably available over the EASEMENT PROPERTY, and only in that event, then GRANTEE shall have the right of ingress and egress over existing roads across the adjacent or remainder property of GRANTOR for the purpose of obtaining such access. In the event that such access is not reasonably available over the EASEMENT PROPERTY and not available over existing roads, and only in that event, GRANTEE shall have the right of reasonable ingress and egress over the adjacent property of GRANTOR along any route that is reasonable and appropriate under the circumstances then existing in order to obtain such access. GRANTEE shall have the right to install and maintain appropriate gates along and in any fence, as necessary or appropriate for the exercise of GRANTEE'S right of ingress and egress on the EASEMENT PROPERTY or adjacent property of GRANTOR.

GRANTEE shall have the right to place any number of poles, towers, guys or other ground- based support structures permanently on the EASEMENT PROPERTY. GRANTEE shall have the right to place new or additional wire or wires within the EASEMENT PROPERTY and to change the sizes and transmission voltages thereof. GRANTEE shall have the right to locate, relocate, or reconstruct the PROJECT within the EASEMENT PROPERTY. GRANTEE shall have the right to license, permit, or otherwise agree to the joint use or occupancy of the Easement by any other person or legal entity for the purposes set out herein. GRANTEE shall have the right to trim, chemically treat, and/or remove from the EASEMENT PROPERTY all trees, shrubs, and parts thereof, and the right to remove any structure, building, or obstruction within the EASEMENT PROPERTY. GRANTOR shall not place or construct any structure in or on the EASEMENT PROPERTY. GRANTOR may not plant any trees or shrubs on the EASEMENT PROPERTY nor change the grade of the EASEMENT PROPERTY without the prior written approval of GRANTEE. GRANTOR reserves the right to use and enjoy the surface of the EASEMENT PROPERTY for all purposes not inconsistent with this grant, including, without limitation, upon

the EASEMENT PROPERTY, to cultivate and grow crops; to cultivate gardens, grass, and landscaping; to pasture livestock; to build fences across; to pave and to temporarily park cars, trucks, and equipment; and to place, across the EASEMENT PROPERTY, roads, streets, driveways, gates, entrances, and sidewalks, and utilities so long as any and all uses do not interfere with or adversely interrupt the exercise of the rights granted to GRANTEE herein and GRANTOR obtains prior written approval from GRANTEE.

3. GRANTOR shall not place or operate any temporary or permanent equipment or object within the EASEMENT PROPERTY without complying with the National Electrical Safety Code and any other applicable law or regulation. GRANTEE shall have the right to place temporary poles, guys, and supporting structures on the EASEMENT PROPERTY for use in erecting or repairing the PROJECT. Notwithstanding anything herein to the contrary, GRANTEE shall have the right to construct, erect, operate, maintain, relocate, and reconstruct communication lines and related appurtenances within the EASEMENT PROPERTY, provided however any communication lines and related appurtenances may only be placed on poles or towers used for the electric transmission line(s) that are permissible under the easement. No additional poles, towers, or support structures may be constructed or installed solely in connection with any communication lines or related appurtenances. For the avoidance of doubt, nothing herein shall reduce or further limit GRANTOR'S rights of access or use of the surface estate beyond the terms of the easement.
4. GRANTEE agrees that upon completion of construction of the PROJECT, GRANTEE shall remove and dispose of all trash and litter resulting from construction and, except for (i) materials and facilities installed or constructed on the EASEMENT PROPERTY; (ii) modifications within the EASEMENT PROPERTY for pipeline, watercourse, or other crossings and (iii) modifications made to the surface of the EASEMENT PROPERTY by Grantee pursuant to the exercise of the rights granted in this Easement, Grantee shall restore, to the extent reasonably practicable, the surface of the EASEMENT PROPERTY to the natural contour of the land and its condition as existed immediately prior to such construction. GRANTOR understands and agrees that vegetation cleared from the EASEMENT PROPERTY will not be replaced.
5. GRANTEE shall not be liable for damages caused by keeping the EASEMENT PROPERTY clear of trees, undergrowth, brush, structures, and obstructions. All parts of the PROJECT installed on the EASEMENT PROPERTY shall remain the exclusive property of GRANTEE.

6. GRANTOR expressly reserves all oil, gas, and other minerals owned by GRANTOR, in, on, and under the EASEMENT PROPERTY, provided that GRANTOR shall not be permitted to drill or excavate for minerals on the surface of the EASEMENT PROPERTY, but GRANTOR may extract oil, gas, or other minerals from and under the EASEMENT PROPERTY by directional drilling or other means which do not interfere with or disturb GRANTEE'S use of the EASEMENT PROPERTY.
7. The rights granted to GRANTEE in this Easement and Right-of-Way are assignable in whole or in part. This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective heirs, personal representatives, successors, and assigns.
8. When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "GRANTEE" includes the employees and authorized agents of GRANTEE.

[signature page follows]

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

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

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

EXHIBIT A

County: Williamson
Parcel: 306E
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 306E

METES & BOUNDS DESCRIPTION FOR A 1.828 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 15.783 ACRE TRACT OF LAND AS CONVEYED TO FM 269 INVESTORS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIENS RECORDED IN DOCUMENT NUMBER 2008015124 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.828 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found on the north right-of-way line of Hero Way (width varies) as dedicated by Document Numbers 2009071322 and 2009087880, both of the Official Public Records of Williamson County, Texas, on the west line of a called 10.00 acre tract of land as conveyed to James G. Velchoff and Wife, Deborah K. Velchoff by Warranty Deed recorded in Volume 2583, Page 862 of the Official Records of Williamson County, Texas, and by Correction Warranty Deed recorded in Document Number 9550265 of the Official Public Records of Williamson County, Texas, at the southeast corner of the remainder of the above described FM 269 Investors 15.783 acre tract, and at the northeast corner of a called 1.4665 acre tract of land described as Parcel 6 as dedicated in said Document Number 2009087880 of the Official Public Records of Williamson County, Texas; Thence, with the east line of said FM 269 Investors 15.783 acre tract and the west line of said Velchoff Tract, N 20°47'02" W a distance of 293.33 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,187,043.44, E: 3,082,704.65) set at the beginning of a non-tangent curve to the left for the southeast corner and **POINT OF BEGINNING** of the herein described tract, 131.51 feet left of FM 2243 baseline station 114+58.85;

THENCE, departing the west line of said Velchoff Tract, over and across said FM 269 Investors 15.783 acre tract, along said curve to the left, an arc distance of 35.81 feet, having a radius of 4,347.00 feet, a central angle of 00°28'19" and a chord which bears S 61°59'37" W a distance of 35.81 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set for angle point, 126.11 feet left of FM 2243 baseline station 114+23.77;

THENCE, continuing over and across said FM 269 Investors 15.783 acre tract, S 74°21'51" W a distance of 760.03 feet to a 1/2-inch iron rod with a cap stamped "WILCO ROW 5777" set on the west line of said FM 269 Investors 15.783 acre tract and the east line of a called 9.205 acre tract of land as conveyed to Florida Rock Industries, Inc. by Special Warranty Deed recorded in Document Number 2023036116 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, 191.25 feet left of FM 2243 baseline station 106+70.37;

THENCE, with the west line of said FM 269 Investors 15.783 acre tract and the east line of said Florida Rock Industries 9.205 acre tract, N 21°03'15" W a distance of 100.45 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for the northwest corner of the herein described tract, 291.70 feet left of FM 2243 baseline station 106+70.18, from which a 1/2-inch iron rod with a cap stamped "West 4188" found at the northwest corner of said FM 269 Investors 15.783 acre tract, and at an interior corner of said Florida Rock Industries 9.205 acre tract, bears N 21°03'15" W a distance of 112.25 feet;

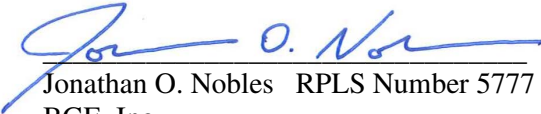
THENCE, departing the east line of said Florida Rock Industries 9.205 acre tract, over and across said FM 269 Investors 15.783 acre tract, N 74°21'51" E a distance of 758.53 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the right, 226.61 feet left of FM 2243 baseline station 114+19.44;

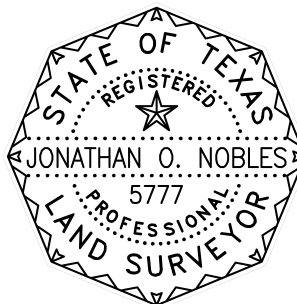
THENCE, continuing over and across said FM 269 Investors 15.783 acre tract, along said curve to the right, an arc distance of 37.78 feet, having a radius of 4,447.00 feet, a central angle of 00°29'12" and a chord which bears N 62°08'39" E a distance of 37.78 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" on the east line of said FM 269 Investors 15.783 acre tract and the west line of said Velchoff Tract for the northeast corner of the herein described tract, 232.21 feet left of FM 2243 baseline station 114+56.20, from which a 1/2-inch iron rod found at the most northerly common corner of said Florida Rock Industries 9.205 acre tract and said Velchoff Tract, bears N 20°47'02" W a distance of 621.17 feet;

THENCE, with the east line of said FM 269 Investors 15.783 acre tract and the west line of said Velchoff Tract, S 20°47'02" E a distance of 100.73 feet to the **POINT OF BEGINNING** and containing 1.828 acres (79,608 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.

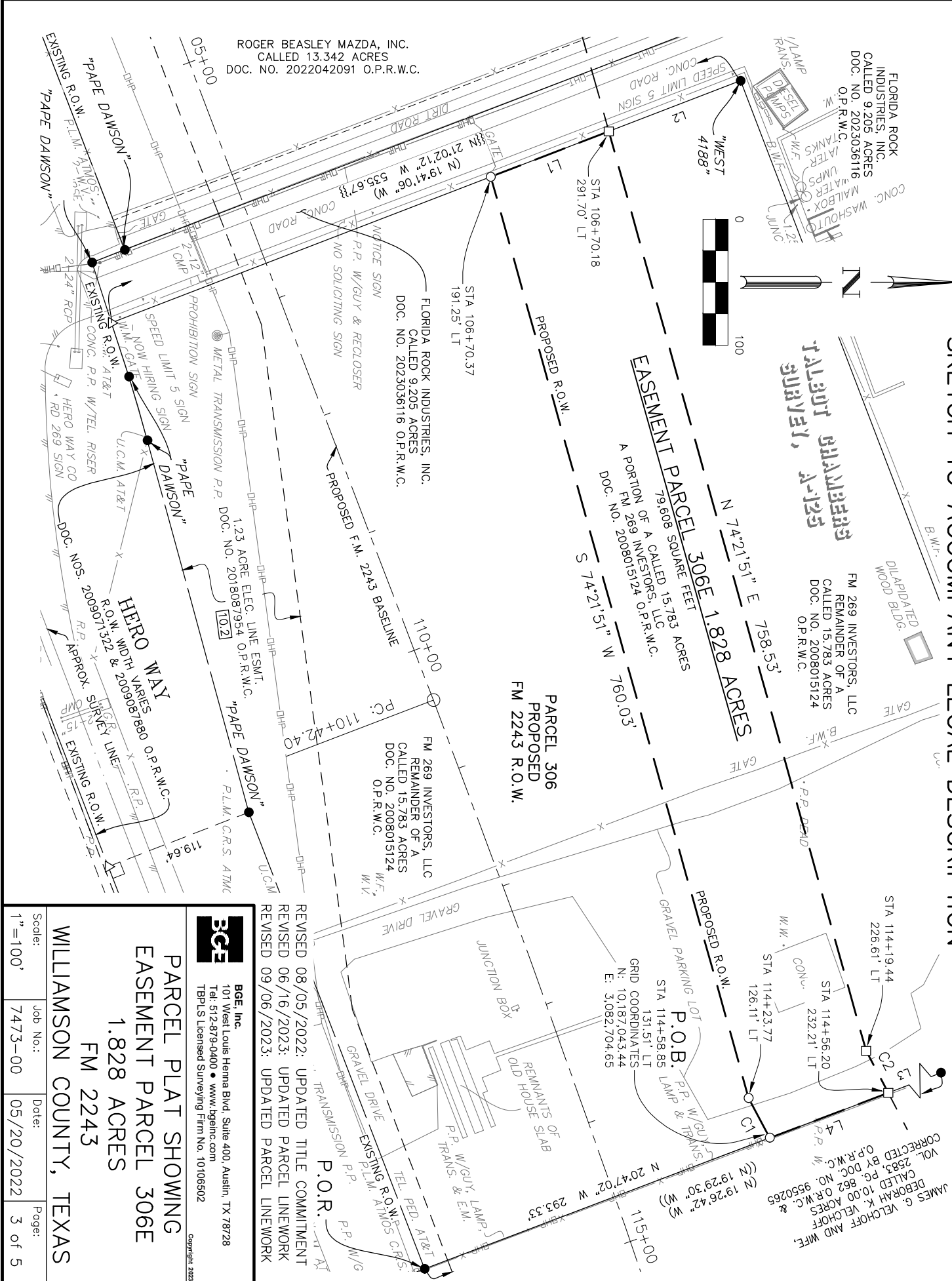

Jonathan O. Nobles RPLS Number 5777
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502



09/06/2023
Date

Client: Williamson County
Date: May 20, 2022
Revised: August 5, 2022
Revised: June 16, 2023
Revised: September 6, 2023
Project Number: 7473-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



ROGER BEASLEY MAZDA, INC.
CALLED 13.342 ACRES
DOC. NO. 2022042091 O.P.R.W.C.

FLORIDA ROCK
INDUSTRIES, INC.
CALLED 9.205 ACRES
DOC. NO. 2023036116
O.P.R.W.C.

FLORIDA ROCK INDUSTRIES, INC.
CALLED 9.205 ACRES
DOC. NO. 2023036116 O.P.R.W.C.

TALENT SURVEY, A-125

FM 269 INVESTORS, LLC
REMAINDER OF A
CALLED 15.783 ACRES
DOC. NO. 2008015124
O.P.R.W.C.

PARCEL 306
PROPOSED
FM 2243 R.O.W.

FM 269 INVESTORS, LLC
REMAINDER OF A
CALLED 15.783 ACRES
DOC. NO. 2008015124
O.P.R.W.C.

1.23 ACRE ELEC. LINE ESMT.
DOC. NO. 2018087954 O.P.R.W.C.

JAMES G. VELCHOFF AND WIFE,
DEBORAH K. VELCHOFF
CALLED 10.00 ACRES
O.P.R.W.C. NO. 9550265
CORRECTED BY DOC. NO. 862 O.R.W.C. &
VOL. 2583, PG. 862

REVISED 08/05/2022: UPDATED TITLE COMMITMENT
REVISED 06/16/2023: UPDATED PARCEL NETWORK
REVISED 09/06/2023: UPDATED PARCEL LINEWORK

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TBPUS Licensed Surveying Firm No. 10106502

PARCEL PLAT SHOWING
EASEMENT PARCEL 306E
1.828 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	1" = 100'
Job No.:	7473-00
Date:	05/20/2022
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LEGEND

- BWF BARBED WIRE FENCE
- C.F. CABLE FENCE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- C.R.S. CATHODIC READING STATION
- C.R.W. CONCRETE RETAINING WALL
- DOC. DOCUMENT
- E.M. ELECTRIC METER
- ELEC. ELECTRIC
- ESMT. EASEMENT
- G.P. GATE POST
- NO. NUMBER
- NOS. NUMBERS
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
- PED. PEDESTAL
- PG. PAGE
- P.L.M. PIPELINE MARKER
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.P. POWER POLE
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
- RCP REINFORCED CONCRETE PIPE
- R.P. REFLECTOR POST
- R.O.W. RIGHT-OF-WAY
- S.S. STOP SIGN
- TEL. TELEPHONE
- TRANS. TRANSFORMER
- U.C.M. UNDERGROUND CABLE MARKER
- VOL. VOLUME
- W.B.O.V. WATER BLOW-OFF VALVE
- W.F. WATER FAUCET
- W.M. WATER METER
- W.V. WATER VALVE
- W.W. WASTEWATER
- () RECORD INFO FOR DOC. NOS.
- [] RECORD INFO FOR DOC. NOS.
- [] RECORD INFO FOR DOC. NOS.
- { } RECORD INFO FOR DOC. NOS.
- (()) RECORD INFO FOR DOC. NOS.
- { } RECORD INFO FOR DOC. NOS.
- { } RECORD INFO FOR DOC. NOS.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
- SET 1/2" IRON ROD W/CAP "BGE INC"
- ▲ FOUND 60D NAIL
- △ CALCULATED POINT
- x WIRE FENCE
- - - OVERHEAD TELEPHONE
- - - OVERHEAD POWER
- // EDGE OF ASPHALT
- [TO 2] SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 21°03'15" W	100.45'
L2	N 21°03'15" W	112.25'
L3	N 20°47'02" W	621.17'
L4	S 20°47'02" E	100.73'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	[N 21°01'01" W]	[27.86']

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	35.81'	4,347.00'	0°28'19"	S 61°59'37" W	35.81'
C2	37.78'	4,447.00'	0°29'12"	N 62°08'39" E	37.78'

REVISED 08/05/2022: UPDATED TITLE COMMITMENT
 REVISED 06/16/2023: UPDATED PARCEL NETWORK
 REVISED 09/06/2023: UPDATED PARCEL LINEWORK

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 TBPLS Licensed Surveying Firm No. 10106502

PARCEL PLAT SHOWING
EASEMENT PARCEL 306E
1.828 ACRES
FM 2243

WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1" = 100'	7473-00	05/20/2022	4 of 5

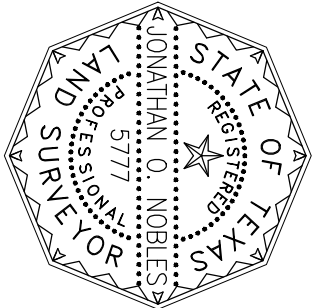
GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-158460, DATED EFFECTIVE AUGUST 10, 2023 AND ISSUED ON AUGUST 17, 2023.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN VOLUME 2142, PAGE 942 AND VOLUME 2147, PAGE 836, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.1 A SEWER, WATER AND OTHER UTILITIES LINES EASEMENT GRANTED TO CITY OF LEANDER AS DESCRIBED IN VOLUME 1909, PAGE 230 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10.2 AN ELECTRIC LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018087954 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10.3 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2009087879 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10.4 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-040-00 OF RECORD IN DOCUMENT NO. 2017011285 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on August 17, 2023 and is true and correct to the best of my knowledge. There are no visible encroachments, except as shown hereon.



09/06/2023

Jonathan O. Nobles
 JONATHAN O. NOBLES RPLS NO. 5777
 BGE, INC.
 101 WEST LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728
 TELEPHONE: (512) 879-0400

REVISED 08/05/2022: UPDATED TITLE COMMITMENT
 REVISED 06/16/2023: UPDATED PARCEL NETWORK
 REVISED 09/06/2023: UPDATED PARCEL LINEWORK



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 EASEMENT PARCEL 306E
 1.828 ACRES
 FM 2243
 WILLIAMSON COUNTY, TEXAS

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1" = 100'	7473-00	05/20/2022	5 of 5