

**POSSESSION AND USE AGREEMENT FOR
TRANSPORTATION/UTILITY PURPOSES (FUTURE PLAT
DEDICATION)**

STATE OF TEXAS	§	
	§	Parcel No.: 16 (Parts 1-3) +16DE
COUNTY OF WILLIAMSON	§	Project: Ronald Reagan (Seg. D1)

This Possession and Use Agreement For Transportation/Utility Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **HEIRLOOMTX, LLC, a Delaware limited liability company** (the "Grantor" whether one or more), grants to the County, its contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of portions of the Grantor's property for the purpose of constructing the Ronald Reagan Boulevard (Segment D1) Project and related appurtenances and utility relocations (the "Roadway Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map or other description (attached as "Exhibits "A-E") and made a part of this Agreement by reference (the "Property").

1. For the consideration from the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing roadway and utility adjustments and related appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent roadway and drainage improvements and appurtenances, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Project. This Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others reasonably deemed necessary by the County for the purpose of the Roadway Construction Project.
2. In full consideration of the County coordination with development review, processing and approval of the proposed subdivision development plans for the remaining property of Grantor, including the proposed dedication of the Property, and otherwise with the warranties and obligations under this Agreement, the County and Grantor agree to allow this irrevocable grant of possession and use of the Property for construction of the Roadway Construction Project, which is to be dedicated or otherwise conveyed as public road right of way through the proposed Heirloom subdivision plat which covers all or a portion of WCAD parcel R039634 owned by Grantor (the "Plat") until such time as such recorded conveyance is complete. The County will be entitled to take possession and use of the Property upon full execution and recording of this document by County in the Official Records of Williamson County. The parties agree that the conditions and representations in this Agreement represent adequate and full compensation for the possession and use of the Property.
3. The effective date of this Agreement will be the date on which the final required party

executes the Agreement (the "Effective Date").

4. Grantor warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all liens, claims or encumbrances granted or permitted by Grantor against the Property from and after the Effective Date, unless caused or approved by the County and except as set forth on the final approved version of the Plat for recording.
5. Intentionally Deleted.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Project without delay and to allow the Grantor and Grantee to continue background preparation and completion of final recording of the proposed Plat, for ultimate conveyance of the Property required for the Roadway Construction Project.
9. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date.
10. Intentionally Deleted.
11. This Agreement is a covenant which shall run with the Property, and will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
12. It is agreed the County will record this document.
13. Other Conditions: County's use of the portion of the Property described in Exhibits "D-E" shall be subject to compliance with any of the required easement rights, terms, or limitations as described in the proposed Drainage Easement with Development Contingency form attached hereto as Exhibit "F," or any modified form approved by the City of Georgetown for final execution, and for no other purpose.

If Grantor has not completed the recordation of a final Plat which dedicates the right of way and easement Property on or before December 31, 2026, then Grantor shall execute a Special Warranty Deed and/or Drainage Easement to the County for conveyance of the Property within thirty (30) days following request from County. Any plat or other direct conveyance of the Property interests identified herein shall be free and clear of any monetary liens and encumbrances.

Utility Sleeve Casing. As additional Consideration for conveyance of the Property, and as an obligation which shall survive the execution and recording of this Agreement, Grantee shall cause a twenty-four inch (24") steel utility sleeve casing to be installed across the Ronald Reagan Boulevard right of way at Grantee's cost and as part of the currently proposed Roadway

Construction Project. Subject to force majeure, the sleeve shall be installed on or before June 30, 2026 in substantial compliance with the location, plans, specifications and notes as shown in Exhibit "G" attached hereto and incorporated herein.

14. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration (if any) recited herein:

Tenants: N/A

15. At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses, unless otherwise agreed to in writing in advance.

[signature pages follow]

GRANTOR:

HEIRLOOMTX, LLC, a Delaware limited liability company

By: 

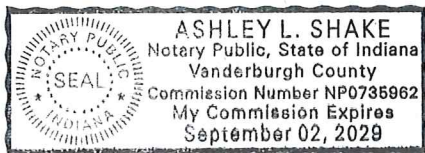
Name: Daniel A. Traylor

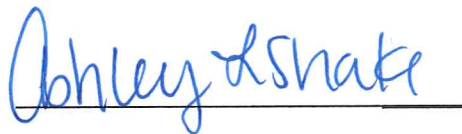
Its: Manager

ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF VANDERBURGH

This instrument was acknowledged before me on November 5 2025 by Daniel A. Traylor, in the capacity and for the purposes and consideration recited herein.





Notary Public, State of Indiana

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____

Steven Snell
County Judge

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

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

Notary Public, State of Texas

JOINDER AND CONSENT OF LIENHOLDER TO POSSESSION AGREEMENT

INWOOD NATIONAL BANK, a national banking association, as the current holder and beneficiary under a Deed of Trust executed by HEIRLOOMTX, LLC to Gary L. Tipton, Trustee, recorded in Document No. 2023077861 (the "Grantor Security Document") of the Official Public Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibits "A-E" ("Grantor Liens"), executes this POSSESSION AND USE AGREEMENT FOR TRANSPORTATION/UTILITY PURPOSES (FUTURE PLAT DEDICATION) ("PUA") for the limited purpose of (i) consenting to the terms and conditions of the foregoing PUA and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the PUA, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said PUA.

**INWOOD NATIONAL BANK,
a national banking association**

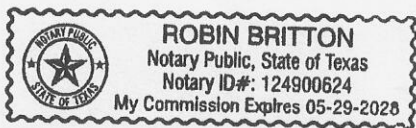
By: Trey Freeman
Name: Trey Freeman
Title: SRP

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on November 6th, 2025, by Trey Freeman, the SRP of Inwood National Bank, a national banking association, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.



Robin Britton
Notary Public in and for the State of Texas

County: Williamson
Parcel: 16 PART 1- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0094 OF ONE ACRE (409 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 361.943 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO HEIRLOOMTX, LLC, RECORDED IN DOCUMENT NO. 2023077860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0094 OF ONE ACRE (409 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "PBS&J" found in the existing Northerly Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable width ROW) and the common Southeasterly line of Lot 1, Block Q, NOLINA SUBDIVISION PHASE 1 SECTION 1, a subdivision of record in Document No. 2023078970 of said O.P.R.W.C.T.;

THENCE North 58°37'18" East, with the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southeasterly line of said Lot 1, a distance of 249.70 feet to a 1/2-inch rebar with cap stamped "PBS&J" found for the Southeast corner of said Lot 1 and the common Southwest corner of said 361.943 acre tract (Grid Coordinates: N= 10,238,702.12, E= 3,085,936.81), 158.14 feet Left of Ronald Reagan Baseline Station 809+62.82, for the **POINT OF BEGINNING** of the herein described tract;

1. THENCE North 20°48'49" West, with the Southwesterly line of said 361.943 acre tract and the common Northeasterly line of said Lot 1, a distance of 10.07 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed Northerly ROW line of Ronald Reagan Boulevard, 168.03 feet Left of Ronald Reagan Baseline Station 809+64.69;
2. THENCE North 58°28'38" East, over and across said 361.943 acre tract, with the proposed Northerly ROW line of said Ronald Reagan Boulevard, a distance of 40.20 feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the existing Northerly ROW line of said Ronald Reagan Boulevard, for the Southwesterly re-entrant corner of said 361.943 acre tract, 168.03 feet Left of Ronald Reagan Baseline Station 810+04.89;

THENCE with the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southeasterly line of said 361.943 acre tract, the following (2) two courses and distances:

3. South 31°20'57" East, a distance of 10.00 feet to a Calculated Point, 158.03 feet Left of Ronald Reagan Baseline Station 810+04.86; and



County: Williamson
Parcel: 16 PART 1- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

4. South 58°37'18" West, a distance of 42.04 feet to the POINT OF BEGINNING and containing 0.0094 of one acre (409 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.

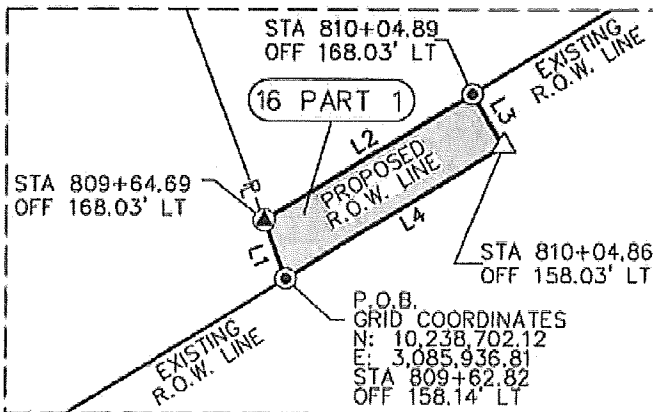
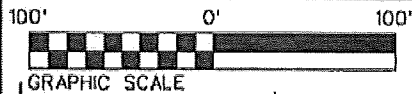
 06/12/2025

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 "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



DETAIL "A"
NOT TO SCALE

CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

AJ HAYHERST SURVEY
ABSTRACT NO. 305

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

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

TEMPORARY CONSTRUCTION
EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

WASTEWATER EASEMENT
DOC. NO. 2023050048
DOC. NO. 2024085531
O.P.R.W.C.T.

WILLIAMSON COUNTY
(23,221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

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

RONALD REAGAN
BASELINE

249.70'
N58°37'18"E

16 PART 1

P.O.B.
SEE
DETAIL "A"

810+00

EXISTING R.O.W. LINE

WILLIAMSON COUNTY
(9,099 ACRES)
DOC. NO. 2006018713
O.P.R.W.C.T.

EXISTING R.O.W. LINE

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP&S FIRM NO. 10601800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

06/12/2025

PARCEL 16
PART 1
0.0094 ACRES
409 Sq. Ft.

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	N20° 48'49"W	10.07'
L2	N58° 28'38"E	40.20'
L3	S31° 20'57"E	10.00'
L4	S58° 37'18"W	42.04'

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.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

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.

STATE OF TEXAS:
WILLIAMSON COUNTY:

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

Frank W. Funk 06/12/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED 361.943 ACRES 15,766,237 Sq. Ft.
REMAINDER 361.934 ACRES 15,765,828 Sq. Ft.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBP&LS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC			06/12/2025 PARCEL 16 PART 1 0.0094 ACRES 409 Sq. Ft. SHEET 4 OF 5
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON	

EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-187648
 ISSUED: JUNE 03, 2025
 EFFECTIVE DATE: May 27, 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 10.5 THROUGH 10.12 ARE NOT A SURVEY MATTER.

- 10: 1. A WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001076909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT CONFIRMATION OF EASEMENT LOCATION AS RECORDED IN DOCUMENT NO. 2023028017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006073736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- 3. A WASTEWATER EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS ASSIGNED TO THE CITY OF GEORGETOWN IN DOCUMENT NO. 2024085531, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 4. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050049 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, 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. (OWNER'S POLICY ONLY) (NOTED HEREON)

 <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TPEL'S FIRM NO. 10001800 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		06/12/2025 PARCEL 16 PART 1 0.0094 ACRES 409 Sq. Ft. SHEET 5 OF 5
	SCALE	PROJECT RONALD REAGAN	

County: Williamson
 Parcel: 16 PART 2- HEIRLOOMTX, LLC
 Highway: Ronald Reagan Boulevard

EXHIBIT **B**
 PROPERTY DESCRIPTION

DESCRIPTION OF A 0.5886 OF ONE ACRE (25,639 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 361.943 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO HEIRLOOMTX, LLC, RECORDED IN DOCUMENT NO. 2023077860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.5886 OF ONE ACRE (25,639 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "PBS&J" found in the existing Northerly Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable width ROW) and the common Southeasterly line of said 361.943 acre tract;

THENCE North 58°39'03" East, with the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southeasterly line of said 361.943 acre tract, a distance of 382.17 feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the proposed Northerly ROW line of Ronald Reagan Boulevard, (Grid Coordinates: N= 10,238,931.35, E= 3,086,293.83), 166.88 feet Left of Ronald Reagan Baseline Station 813+87.06, for the **POINT OF BEGINNING** of the herein described tract;

1. **THENCE** North 58°19'06" East, over and across said 361.943 acre tract, with the proposed Northerly ROW line of said Ronald Reagan Boulevard, a distance of 1,706.53 feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the Southeast line of said 361.943 acre tract and the common existing Northerly ROW line of said Ronald Reagan Boulevard, 171.60 feet Left of Ronald Reagan Baseline Station 830+93.58;

THENCE with the Southeast line of said 361.943 acre tract and the common existing Northerly ROW line of said Ronald Reagan Boulevard, the following three (3) courses and distances:

2. **South** 31°13'44" East, a distance of 20.06 feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 151.54 feet Left of Ronald Reagan Baseline Station 830+93.48; and
3. **South** 58°39'24" West, a distance of 1,706.38 feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 156.89 feet Left of Ronald Reagan Baseline Station 813+87.11; and



County: Williamson
Parcel: 16 PART 2- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

- 4. North 31°48'54" West, a distance of 9.99 feet to the POINT OF BEGINNING and containing 0.5886 of one acre (25,639 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 §
COUNTY OF WILLIAMSON § § KNOW ALL MEN BY THESE PRESENTS:

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.

Frank W. Funk 06/12/2025

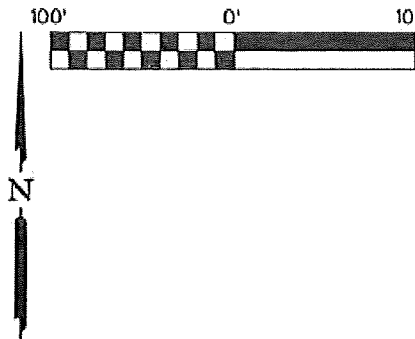


Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



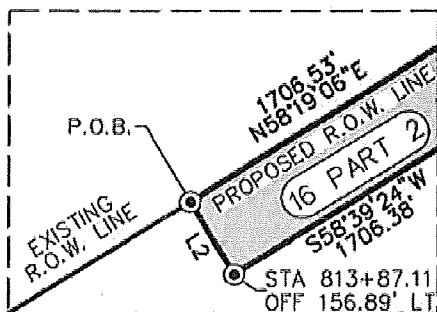
EXHIBIT "B"

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

MATCHLINE SHEET 3
SHEET 4



DETAIL "A"
NOT TO SCALE

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

WASTEWATER EASEMENT
DOC. NO. 2023050048
DOC. NO. 2024085531
O.P.R.W.C.T.

16 PART 2

TEMPORARY CONSTRUCTION
EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

N58°19'06"E 1706.53'

S58°39'24"W 1706.38'

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

EXISTING R.O.W. LINE

820+00

P.O.B.
GRID COORDINATES
N: 10,238,931.35
E: 3,086,293.83
STA 813+87.06
OFF 166.88' LT

SEE
DETAIL "A"
STA 813+87.11
OFF 156.89' LT

WILLIAMSON COUNTY
(23,221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

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

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

06/12/2025

PARCEL 16
PART 2

0.5886 ACRES
25,639 Sq. Ft.

SHEET 3 OF 7

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT "B"

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



GRAPHIC SCALE

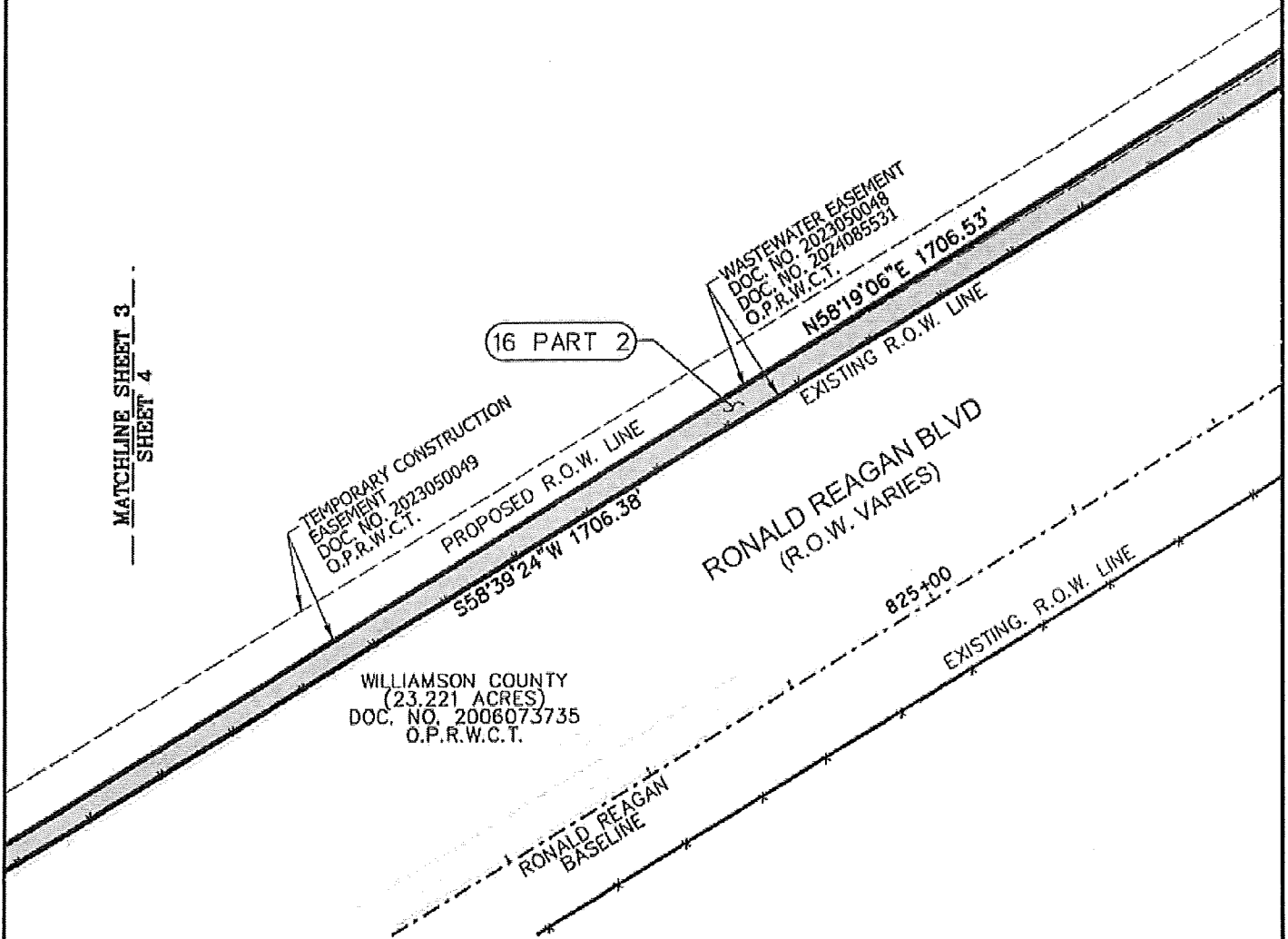


CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

MATCHLINE SHEET 4
SHEET 5

MATCHLINE SHEET 3
SHEET 4



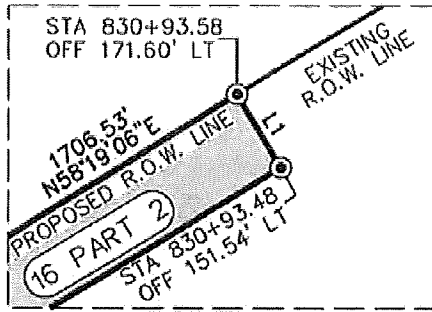
<p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TDELS FIRM NO. 10001890 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		06/12/2025 PARCEL 16 PART 2 0.5886 ACRES 25,639 Sq. Ft.
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

EXHIBIT "B"

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



CHARLES H DELANEY SURVEY
ABSTRACT NO. 101



DETAIL "B"
NOT TO SCALE

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

TEMPORARY CONSTRUCTION
EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

WASTEWATER EASEMENT
DOC. NO. 2023050048
DOC. NO. 2024085531
O.P.R.W.C.T.

WILLIAMSON COUNTY
(23,221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

MATCHLINE SHEET 4
SHEET 5

STA 830+93.58
OFF 171.60' LT

STA 830+93.48
OFF 151.54' LT

16 PART 2



SEE
DETAIL "B"

1706.53'
N58°19'06"E
EXISTING
R.O.W. LINE

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

830+00
EXISTING R.O.W. LINE

RONALD REAGAN
BASELINE

835+00

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP&S FIRM NO. 10601800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

06/12/2025

PARCEL 16
PART 2

0.5886 ACRES
25,639 Sq. Ft.

SHEET 5 OF 7

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT "B"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S31° 13'44"E	20.06'
L2	N31° 48'54"W	9.99'

LEGEND

- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊕ 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.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

NOTES:

- 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).
- 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.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

STATE OF TEXAS:
WILLIAMSON COUNTY:

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

Frank W. Funk 06/12/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED 361.943 ACRES 15,766,237 Sq. Ft.
REMAINDER 361.354 ACRES 15,740,598 Sq. Ft.

LSI LANDESIGN SERVICES, INC. 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TUPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		06/12/2025 PARCEL 16 PART 2 0.5886 ACRES 25,639 Sq. Ft.
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-187648
 ISSUED: JUNE 03,2025
 EFFECTIVE DATE: May 27, 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 10.5 THROUGH 10.12 ARE NOT A SURVEY MATTER.

- 10:1. A WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001076909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT CONFIRMATION OF EASEMENT LOCATION AS RECORDED IN DOCUMENT NO. 2023028017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006073738 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- 3. A WASTEWATER EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS ASSIGNED TO THE CITY OF GEORGETOWN IN DOCUMENT NO. 2024088531, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 4. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050049 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, 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.
 (OWNER'S POLICY ONLY) (NOTED HEREON)

 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10091309 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		06/12/2025 PARCEL 16 PART 2 0.5886 ACRES 25,639 Sq. Ft. SHEET 7 OF 7
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

County: Williamson
Parcel: 16 PART 3- HEIRLOOMTX LLC
Highway: Ronald Reagan Boulevard

EXHIBIT **C**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.6086 OF ONE ACRE (26,512 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 361.943 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO HEIRLOOMTX, LLC, RECORDED IN DOCUMENT NO. 2023077860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.6086 OF ONE ACRE (26,512 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 Northerly Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) and the common Southeast line of said 361.943 acre tract, in the proposed Northerly ROW line of Ronald Reagan Boulevard (Grid Coordinates: N=10,240,617.01, E=3,089,042.06), 166.88 feet Left of Ronald Reagan Baseline Station 846+11.48;

THENCE over and across said 361.943 acre tract, with the proposed Northerly ROW line of said Ronald Reagan Boulevard, the following five (5) courses and distances:

1. Along a curve to the **Right**, having a radius of **13,633** feet, an arc length of **499.49** feet, a delta angle of **02°05'57"**, and a chord which bears **North 58°28'20" East** a distance of **499.46** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 169.48 feet Left of Ronald Reagan Baseline Station 851+07.75;
2. **North 59°12'12" East** a distance of **75.99** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 170.16 feet Left of Ronald Reagan Baseline Station 851+82.83;
3. **North 59°50'12" East**, a distance of **95.62** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 170.53 feet Left of Ronald Reagan Baseline Station 852+77.32;
4. **North 60°28'13" East**, a distance of **116.32** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 170.56 feet Left of Ronald Reagan Baseline Station 853+92.24; and
5. **North 63°56'05" East**, a distance of **427.21** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the Northeasterly line of said 361.943 acre tract and the common Southwesterly line of Lot 5, Block F, WADE CROSSING PHASE I, a subdivision of record in Cabinet T, Slide 61-65 of the Plat Records of Williamson County, Texas, 152.97 feet Left of Ronald Reagan Baseline Station 858+14.27, from which a 1/2-inch rebar found for a Northeasterly corner of said 361.943 acre tract and the common Southeast corner of Lot 9, Block F, of said WADE CROSSING PHASE I, bears **North 17°39'17" West** a distance of **379.05** feet;



County: Williamson
Parcel: 16 PART 3- HEIRLOOMTX LLC
Highway: Ronald Reagan Boulevard

6. **THENCE South 17°39'17" East**, with the Northeasterly line of said 361.943 acre tract and the common Southwesterly line of said Lot 5, a distance of **28.55** feet to a 1/2-inch rebar found in the existing Northerly ROW line of said Ronald Reagan Boulevard, for the Southeast corner of said 361.943 acre tract and the common Southwest corner of said Lot 5, 124.85 feet Left of Ronald Reagan Baseline Station 858+09.40;

THENCE with the Southeast line of said 361.943 acre tract and the common existing Northerly ROW line of said Ronald Reagan Boulevard, the following six (6) courses and distances:

7. **South 64°29'15" West**, a distance of **60.72** feet to a Calculated Point, 127.18 feet Left of Ronald Reagan Baseline Station 857+49.26;
8. Along a curve to the **Left**, having a radius of **8,650.00** feet, an arc length of **670.59** feet, a delta angle of **04°26'31"**, and a chord which bears **South 62°20'05" West** a distance of **670.42** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 144.91 feet Left of Ronald Reagan Baseline Station 850+85.42;
9. **North 30°18'23" West**, a distance of **10.00** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 154.91 feet Left of Ronald Reagan Baseline Station 850+85.45;
10. **South 59°23'26" West**, a distance of **222.27** feet to a Calculated Point, 156.33 feet Left of Ronald Reagan Baseline Station 848+65.61;
11. Along a curve to the **Left**, having a radius of **8,670.00** feet, an arc length of **254.22** feet, a delta angle of **01°40'48"**, and a chord which bears **South 58°38'42" West** a distance of **254.22** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 157.05 feet Left of Ronald Reagan Baseline Station 846+11.67; and



County: Williamson
Parcel: 16 PART 3- HEIRLOOMTX LLC
Highway: Ronald Reagan Boulevard

12. North 32°38'06" West, a distance of 9.84 feet to the POINT OF BEGINNING and containing 0.6086 of one acre (26,512 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.

 06/12/2025



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



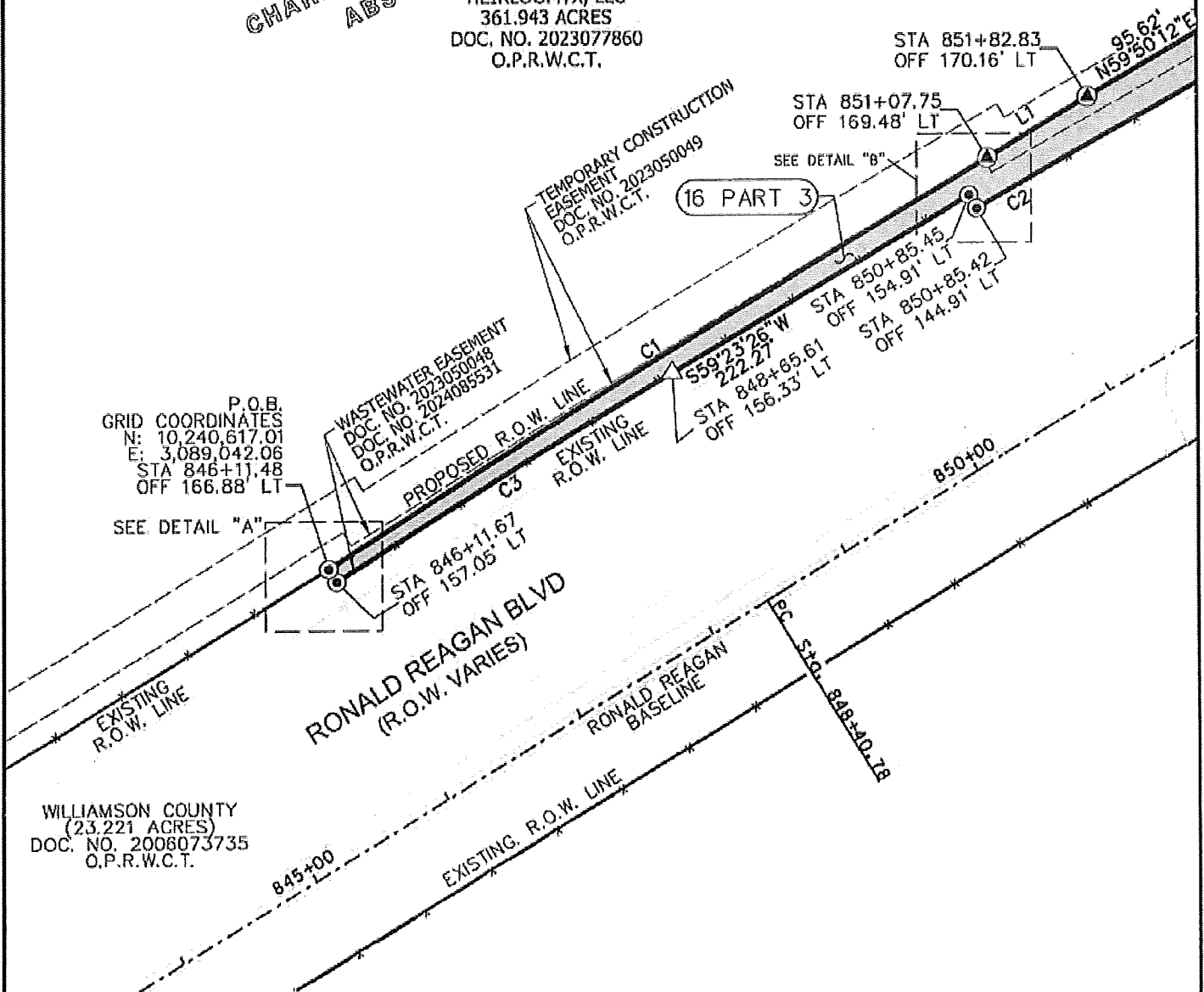
100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

HEIRLOOMTX, LLC
361.943 ACRES
DOC. NO. 2023077860
O.P.R.W.C.T.

MATCHLINE SHEET 4
SHEET 5



P.O.B.
GRID COORDINATES
N: 10,240,617.01
E: 3,089,042.06
STA 846+11.48
OFF 166.88' LT

SEE DETAIL "A"

WILLIAMSON COUNTY
(23.221 ACRES)
DOC. NO. 2008073735
O.P.R.W.C.T.

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDP/ELS FIG/4 NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

06/12/2025

PARCEL 16
PART 3

0.9868 ACRES
42,985 Sq. Ft.

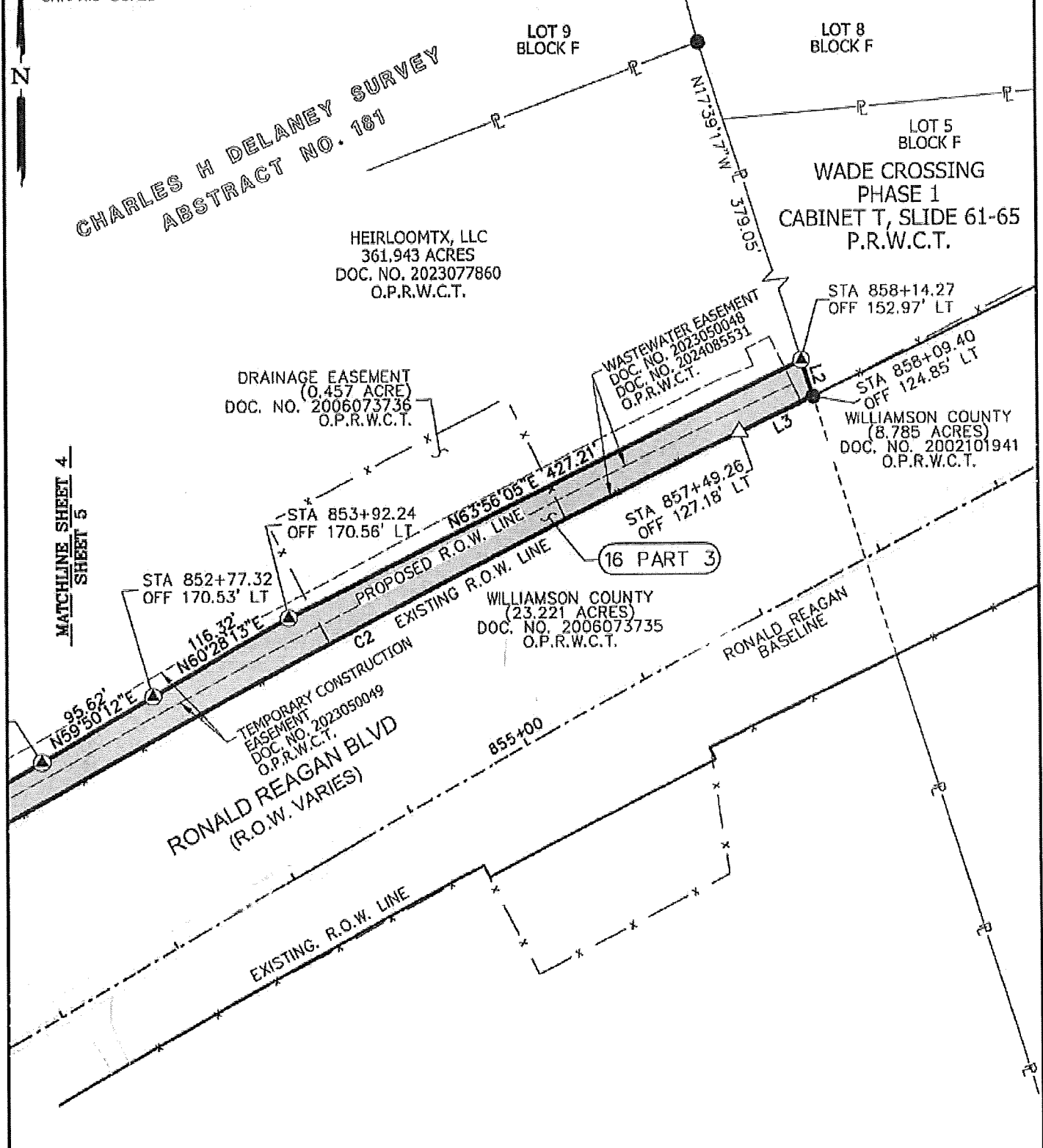
SHEET 4 OF 7

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



MATCHLINE SHEET 4
SHEET 5

LSI LANDESIGN SERVICES, INC. ★
 10000 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBP&S FIRM NO. 10001300
 512-238-7901

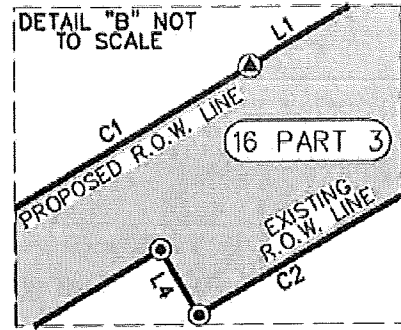
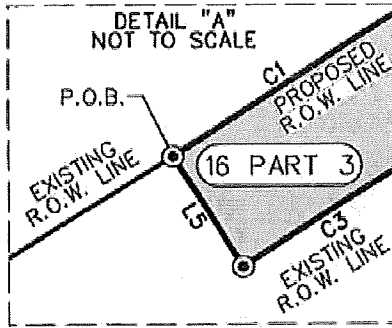
PARCEL PLAT SHOWING PROPERTY OF		
HEIRLOOMTX, LLC		
SCALE	PROJECT	COUNTY
1" = 100'	RONALD REAGAN	WILLIAMSON

06/12/2025
 PARCEL 16
 PART 3
 0.6086 ACRES
 26,512 Sq. Ft.
 SHEET 5 OF 7

EXHIBIT "C"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	N59° 12'12"E	75.99'
L2	S17° 39'17"E	28.55'
L3	S64° 29'15"W	60.72'
L4	N30° 18'23"W	10.00'
L5	N32° 38'06"W	9.84'



CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02° 05'57"	13,633.00'	499.49'	N58° 28'20"E 499.46'
C2	04° 26'31"	8,650.00'	670.59'	S62° 20'05"W 670.42'
C3	01° 40'48"	8,670.00'	254.22'	S58° 38'42"W 254.22'

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.R.W.C.T PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY 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 06/12/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED 361.943 ACRES 15,766,237 Sq. Ft.
REMAINDER 361.334 ACRES 15,739,725 Sq. Ft.

<p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TDP&LS FIRM NO. 10001800 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		06/12/2025 PARCEL 16 PART 3 0.6086 ACRES 26,512 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:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-187648
 ISSUED: JUNE 03, 2025
 EFFECTIVE DATE: May 27, 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 10.5 THROUGH 10.12 ARE NOT A SURVEY MATTER.

- 10:1. A WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001076809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT CONFIRMATION OF EASEMENT LOCATION AS RECORDED IN DOCUMENT NO. 2023028017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006073736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 3. A WASTEWATER EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS ASSIGNED TO THE CITY OF GEORGETOWN IN DOCUMENT NO. 2024085531, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 4. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050049 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, 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. (OWNER'S POLICY ONLY) (NOTED HEREON)

 <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TYPELS FIRM NO. 16001800 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		06/12/2025 PARCEL 16 PART 3 0.6086 ACRES 26,512 Sq. Ft.
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

County: Williamson
Parcel: 16E PART 1- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

D
EXHIBIT
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.586 ACRE (69,071 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 361.943 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO HEIRLOOMTX, LLC, RECORDED IN DOCUMENT NO. 2023077860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 1.5856 ACRE (69,071 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "PBS&J" found in the existing Northerly Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), for the Southwest corner of said 361.943 acre tract and the common Southeast corner of Lot 1, Block Q, NOLINA SUBDIVISION PHASE 1 SECTION 1, a subdivision of record in Document No. 2023078970 of said O.P.R.W.C.T.;

THENCE North 20°48'49" West, with the Southwesterly line of said 361.943 acre tract and the common Northeasterly line of said Lot 1, a distance of 10.07 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed Northerly ROW line of Ronald Reagan Boulevard, (Grid Coordinates: N= 10,238,711.53, E= 3,085,933.23), 168.03 feet Left of Ronald Reagan Baseline Station 809+64.69, for the **POINT OF BEGINNING** of the herein described tract;

1) THENCE North 20°48'49" West, continuing with the Southwesterly line of said 361.943 acre tract and the common Northeasterly line of said Lot 1, a distance of **25.44** feet to a Calculated Point, 193.03 feet Left of Ronald Reagan Baseline Station 809+69.41;

THENCE over and across said 361.943 acre tract, the following five (5) courses and distances:

- 2) North 58°28'35" East a distance of **35.51** feet to a Calculated Point, 193.03 feet Left of Ronald Reagan Baseline Station 810+04.92;
- 3) North 58°39'03" East a distance of **382.14** feet to a Calculated Point, 191.88 feet Left of Ronald Reagan Baseline Station 813+87.06;
- 4) North 58°19'06" East a distance of **1,706.53** feet to a Calculated Point, 196.60 feet Left of Ronald Reagan Baseline Station 830+93.59;
- 5) North 58°39'19" East a distance of **636.48** feet to a Calculated Point, 194.63 feet Left of Ronald Reagan Baseline Station 837+30.06; and
- 6) South 31°20'41" East a distance of **25.00** feet to a Calculated Point in the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southerly line of said 361.943 acre tract, 169.63 feet Left of Ronald Reagan Baseline Station 837+29.99;



County: Williamson
Parcel: 16E PART 1- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

- 7) THENCE South $58^{\circ}39'19''$ West with the existing Northerly ROW line said Ronald Reagan Boulevard and the common Southerly line of said 361.943 acre tract, a distance of **636.41** feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the proposed Northerly ROW line of said Ronald Reagan Boulevard, for a Southerly corner of said 361.943 acre tract, 171.60 feet Left of Ronald Reagan Baseline Station 830+93.58;
- 8) THENCE South $58^{\circ}19'06''$ West with the proposed Northerly ROW line of said Ronald Reagan Boulevard over and across said 361.943 acre tract, a distance of **1,706.53** feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the existing Northerly ROW line of said Ronald Reagan Boulevard, for a Southerly corner of said 361.943 acre tract, 166.88 feet Left of Ronald Reagan Baseline Station 813+87.06;
- 9) THENCE South $58^{\circ}39'03''$ West with the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southerly line of said 361.943 acre tract, a distance of **382.17** feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the proposed Northerly ROW line of said Ronald Reagan Boulevard, for a Southeast corner of said 361.943 acre tract, 168.03 feet Left of Ronald Reagan Baseline Station 810+04.89;



County: Williamson
Parcel: 16E PART 1- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

10) THENCE South 58°28'38" West, with the proposed North ROW line of said Ronald Reagan Boulevard, over and across said 361.943 acre tract, a distance of 40.20 feet to the POINT OF BEGINNING and containing 1.586 acres (69,071 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.

Frank W. Funk 08/13/2025

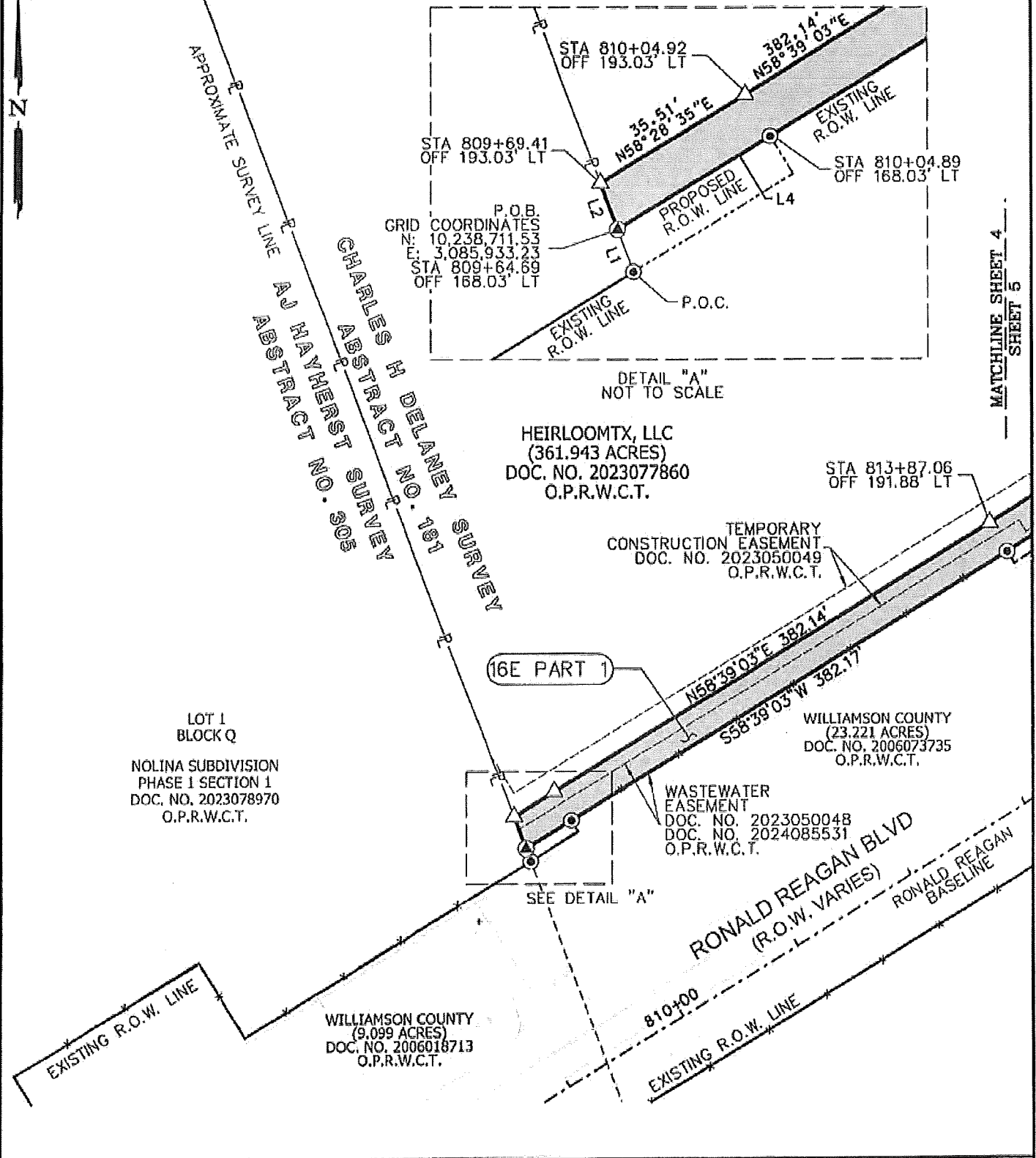
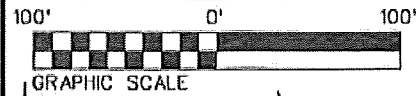


Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



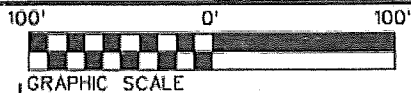
EXHIBIT D

PLAT TO ACCOMPANY PARCEL DESCRIPTION



<p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TAPETS FIRM NO. 10001800 512-238-7901</p>	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		08/13/2025 PARCEL 16E PART 1 1.586 ACRES 69,071 Sq. Ft. SHEET 4 OF 9
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION



CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

WASTEWATER
EASEMENT
DOC. NO. 2023050048
DOC. NO. 2024085531
O.P.R.W.C.T.

16E PART 1

N58°19'06"E 1706.53'
PROPOSED R.O.W. LINE

S58°19'06"W 1706.53'
WILLIAMSON COUNTY
(23,221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

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

RONALD REAGAN
BASELINE

STA 813+87.06
OFF 166.88' LT

815+00

EXISTING R.O.W. LINE

820+00

EXISTING R.O.W. LINE

MATCHLINE SHEET 4
SHEET 5

MATCHLINE SHEET 5
SHEET 6

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

PARCEL PLAT SHOWING PROPERTY OF
HEIRLOOMTX, LLC

08/13/2025
PARCEL 16E
PART 1
1.586 ACRES
69,071 Sq. Ft.
SHEET 5 OF 9

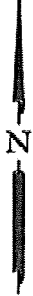
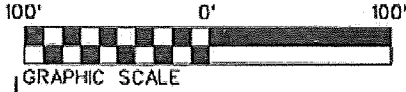
SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT **D**

PLAT TO ACCOMPANY PARCEL DESCRIPTION



CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

MATCHLINE SHEET 6
SHEET 7

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

WASTEWATER
EASEMENT
DOC. NO. 2023050048
DOC. NO. 2024085531
O.P.R.W.C.T.

16E PART 1

MATCHLINE SHEET 5
SHEET 6

PROPOSED R.O.W. LINE

N58°19'06"E 1706.53'

S58°19'06"W 1706.53'

EXISTING R.O.W. LINE

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

825+00

828+00

RONALD REAGAN
BASELINE

EXISTING R.O.W. LINE

WILLIAMSON COUNTY
(23.221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

ISI LANDESIGN SERVICES, INC. ★
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP/ELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

08/13/2025
PARCEL 16E
PART 1
1.586 ACRES
69,071 Sq. Ft.
SHEET 6 OF 9

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

DRAINAGE EASEMENT
DOC. NO. 2006073736
O.P.R.W.C.T.
STA 837+30.06
OFF 194.63' LT

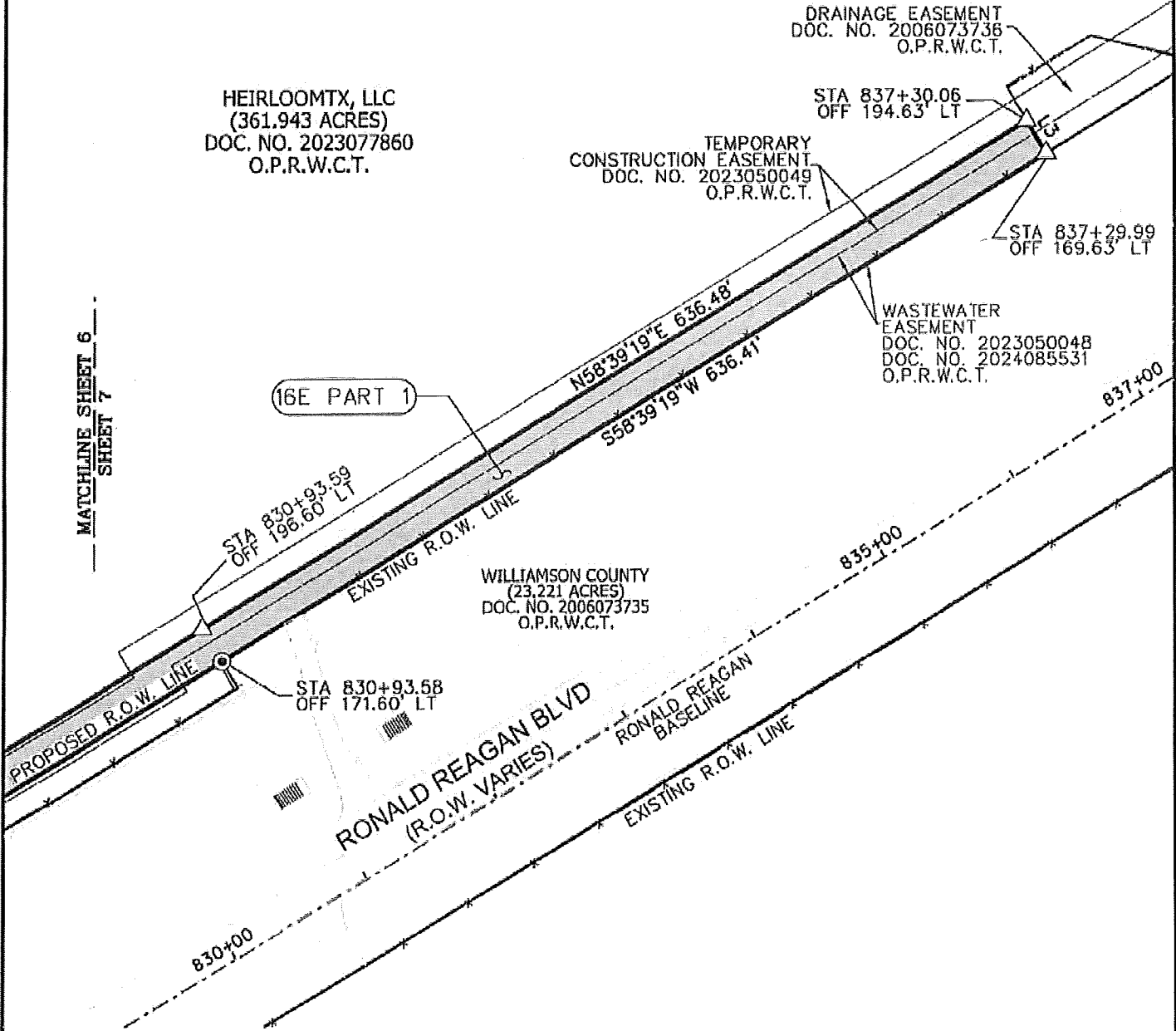
TEMPORARY
CONSTRUCTION EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

WASTEWATER
EASEMENT
DOC. NO. 2023050048
DOC. NO. 2024085531
O.P.R.W.C.T.

STA 837+29.99
OFF 169.63' LT

MATCHLINE SHEET 6
SHEET 7

16E PART 1



WILLIAMSON COUNTY
(23,221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

STA 830+93.58
OFF 171.60' LT

830+00

835+00

837+00

LSI LANDESIGN SERVICES, INC. ★
10390 HIGHWAY 29 LIBERTY HILL, TX 78642
TDP&S FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

08/13/2025
PARCEL 16E
PART 1
1.586 ACRES
69,071 Sq. Ft.
SHEET 7 OF 9

SCALE
1" = 100'






PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	N20° 48'49"W	10.07'
L2	N20° 48'49"W	25.44'
L3	S31° 20'41"E	25.00'
L4	S58° 28'38"W	40.20'

LEGEND

-  CALCULATED POINT
-  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.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
-  PROPERTY LINE
-  SURVEY LINE

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.


STATE OF TEXAS:
WILLIAMSON COUNTY:

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

Frank W. Funk 08/13/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED 361.943 ACRES 15,766,237 Sq. Ft.
REMAINDER 361.943 ACRES 15,766,237 Sq. Ft.

 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7991	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC			08/13/2025 PARCEL 16E PART 1 1.586 ACRES 69,071 Sq. Ft. SHEET 8 OF 9
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON	

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-187648
 ISSUED: JUNE 03,2025
 EFFECTIVE DATE: MAY 27, 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 10.5 THROUGH 10.12 ARE NOT A SURVEY MATTER.

- 10: 1. A WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001076909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT CONFIRMATION OF EASEMENT LOCATION AS RECORDED IN DOCUMENT NO. 2023028017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006073736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 3. A WASTEWATER EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023060048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS ASSIGNED TO THE CITY OF GEORGETOWN IN DOCUMENT NO. 2024085531, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 4. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023060049 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, 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.
(OWNER'S POLICY ONLY) (NOTED HEREON)

 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		08/13/2025 PARCEL 16E PART 1 1.586 ACRES 69,071 Sq. Ft. SHEET 9 OF 9
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

County: Williamson
Parcel: 16E PART 2- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT E
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.9102 OF ONE ACRE (39,649 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 361.943 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO HEIRLOOMTX, LLC, RECORDED IN DOCUMENT NO. 2023077860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.9102 OF ONE ACRE (39,649 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar found in the existing Northerly Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), for the Southeast corner of said 361.943 acre tract and the common Southwest corner of Lot 5, Block F, WADE CROSSING PHASE ONE, a subdivision of record in Cabinet T, Slide 61 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE South 67°56'17" West, over and across said 361.943 acre tract a distance of 404.51 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed Northerly ROW line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,241,030.99, E=3,089,734.44), 169.48 feet Left of Ronald Reagan Baseline Station 854+11.49, for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing over and across said 361.943 acre tract and with the proposed Northerly ROW line of said Ronald Reagan Boulevard, the following five (5) courses and distances:

- 1) **South 63°56'05" West** a distance of **19.51** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 170.56 feet Left of Ronald Reagan Baseline Station 853+07.76;
- 2) **South 60°28'13" West** a distance of **116.32** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 170.53 feet Left of Ronald Reagan Baseline Station 852+77.32;
- 3) **South 59°50'12" West** a distance of **95.62** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 170.16 feet Left of Ronald Reagan Baseline Station 851+82.83;
- 4) **South 59°12'12" West** a distance of **75.99** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 169.48 feet Left of Ronald Reagan Baseline Station 851+07.75; and



County: Williamson
Parcel: 16E PART 2- HEIRLOOMTX, LLC
Highway: Ronald Reagan Boulevard

- 5) Along a curve to the **Left**, having a radius of **13,633.00** feet, an arc length of **499.49** feet, a delta angle of **02°05'57"**, and a chord which bears **South 58°28'20" West** a distance of **499.46** feet to a 1/2-rebar with aluminum cap stamped "PBS&J" found in the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southerly line of said 361.943 acre tract, 166.88 feet Left of Ronald Reagan Baseline Station 846+12.03, from which a 1/2-inch rebar with cap stamped "PBS&J" found in the Northerly ROW line of said Ronald Reagan Boulevard and the common Southerly line of said 361.943 acre tract bears **South 32°38'06" East** a distance of **9.84** feet;
- 6) **THENCE South 58°39'19" West** with the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southerly line of said 361.943 acre tract, a distance of **766.50** feet to a Calculated Point, **169.27** feet Left of Ronald Reagan Baseline Station 838+44.99;

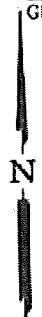
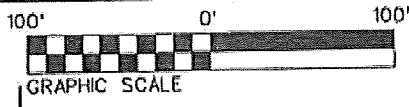
THENCE over and across said 361.943 acre tract, the following eight (8) courses and distances:

- 7) **North 74°35'37" West** a distance of **34.32** feet to a Calculated Point, **194.34** feet Left of Ronald Reagan Baseline Station 838+21.55;
- 8) **North 58°39'19" East** a distance of **789.75** feet to a Calculated Point, **191.89** feet Left of Ronald Reagan Baseline Station 846+11.29;
- 9) Along a curve to the **Right**, having a radius of **13,658.00** feet, an arc length of **500.04** feet, a delta angle of **02°05'52"**, and a chord which bears **North 58°28'22" East** a distance of **500.04** feet to a Calculated Point, **194.48** feet Left of Ronald Reagan Baseline Station 851+07.67;
- 10) **North 59°12'12" East** a distance of **76.06** feet to a Calculated Point, **195.16** feet Left of Ronald Reagan Baseline Station 851+82.68;
- 11) **North 59°50'12" East** a distance of **95.90** feet to a Calculated Point, **195.53** feet Left of Ronald Reagan Baseline Station 852+77.27;
- 12) **North 60°28'13" East** a distance of **117.21** feet to a Calculated Point, **195.56** feet Left of Ronald Reagan Baseline Station 853+92.88;
- 13) **North 63°56'05" East** a distance of **19.83** feet to a Calculated Point, **194.46** feet Left of Ronald Reagan Baseline Station 854+12.43; and



EXHIBIT E

PLAT TO ACCOMPANY PARCEL DESCRIPTION



HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

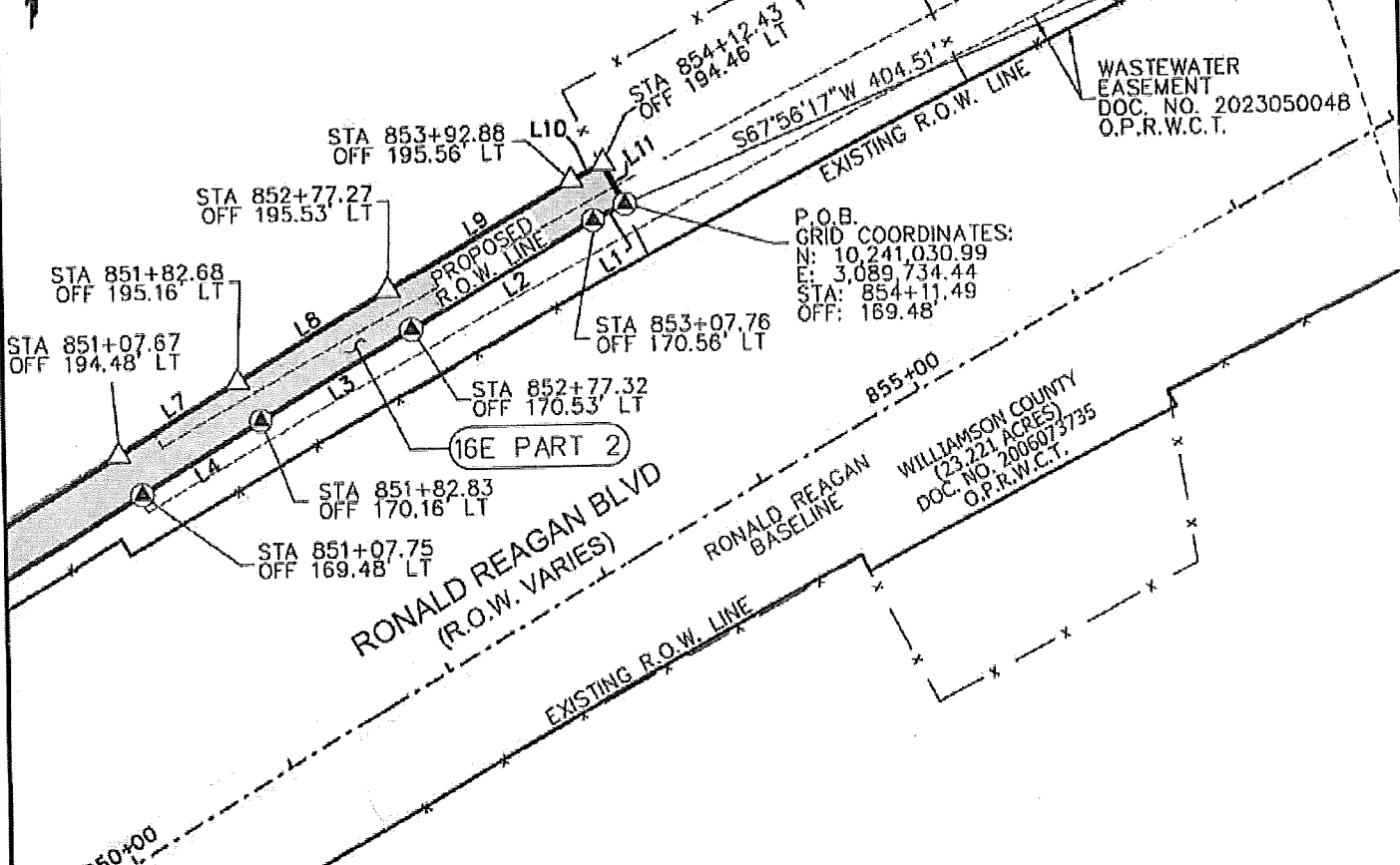
DRAINAGE EASEMENT
(0.457 ACRE)
DOC. NO. 2006073736
O.P.R.W.C.T.

CONSTRUCTION EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

LOT 5, BLOCK F
WADE CROSSING PHASE I
CABINET T, SLIDE 61
P.R.W.C.T.

WASTEWATER
EASEMENT
DOC. NO. 2023050048
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES:
N: 10,241,030.99
E: 3,089,734.44
STA: 854+11.49
OFF: 189.48'



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

RONALD REAGAN
BASELINE

WILLIAMSON COUNTY
(23.221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

MATCHLINE SHEET 5
SHEET 4

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

HEIRLOOMTX, LLC

07/28/2025
PARCEL 16E
PART 2
0.9102 ACRES
39,649 Sq. Ft.
SHEET 4 OF 8

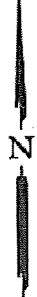
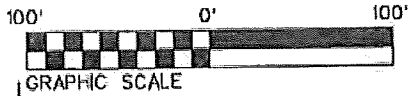
SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT E

PLAT TO ACCOMPANY PARCEL DESCRIPTION



CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

MATCHLINE SHEET 5
SHEET 4

STA 851+07.67
OFF 194.48' LT

TEMPORARY
CONSTRUCTION EASEMENT
DOC. NO. 2023050049
O.P.R.W.C.T.

16E PART 2

C2
PROPOSED R.O.W. LINE
C1
EXISTING R.O.W. LINE

STA 851+07.75
OFF 169.48' LT

STA 846+11.29
OFF 191.89' LT

WASTEWATER
EASEMENT
DOC. NO. 2023050048
O.P.R.W.C.T.

SEE DETAIL "A"

MATCHLINE SHEET 6
SHEET 5

N58°39'19"E 789.75'
S58°39'19"W 766.50'

WILLIAMSON COUNTY
(23.221 ACRES)
DOC. NO. 2006073735
O.P.R.W.C.T.

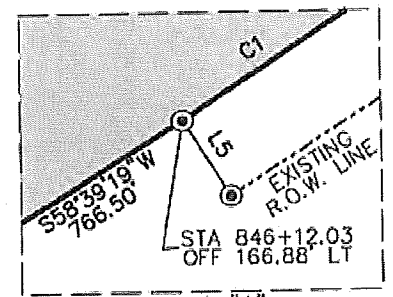
RONALD REAGAN BLVD
(R.O.W. VARIES)
RONALD REAGAN
BASELINE

EXISTING R.O.W. LINE

850+00

845+00

843+00



DETAIL "A"
NOT TO SCALE

LSI LANDESIGN SERVICES, INC. ★
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPETS FIRM NO. 10001800
512-238-7991

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

07/28/2025
PARCEL 16E
PART 2
0.9102 ACRES
39,649 Sq. Ft.
SHEET 5 OF 8

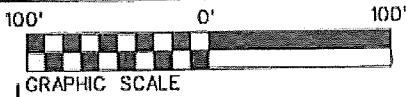
SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT "E"

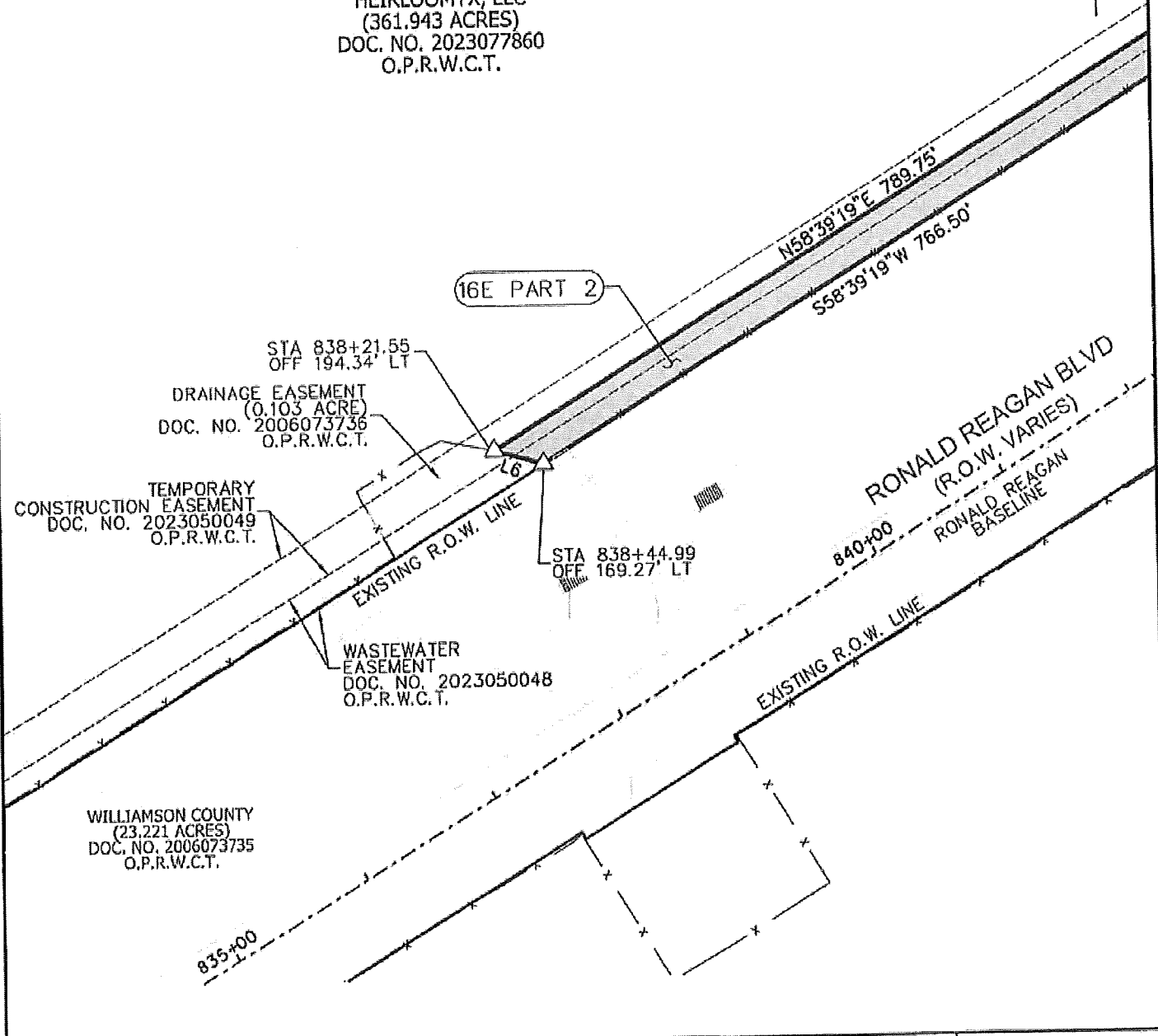
PLAT TO ACCOMPANY PARCEL DESCRIPTION



CHARLES H DELANEY SURVEY
ABSTRACT NO. 181

HEIRLOOMTX, LLC
(361.943 ACRES)
DOC. NO. 2023077860
O.P.R.W.C.T.

MATCHLINE SHEET 6
SHEET 5



LSI LANDESIGN SERVICES, INC.

10896 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP&S FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

07/28/2025
PARCEL 16E
PART 2
0.9102 ACRES
39,649 Sq. Ft.
SHEET 6 OF 8

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

EXHIBIT **E**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02° 05'57"	13,633.00'	499.49'	S58° 28'20"W 499.46'
C2	02° 05'52"	13,658.00'	500.04'	N58° 28'22"E 500.04'

LINE DATA		
LINE	BEARING	LENGTH
L1	S63° 56'05"W	19.51'
L2	S80° 28'13"W	116.32'
L3	S59° 50'12"W	95.62'
L4	S59° 12'12"W	75.99'
L5	S32° 38'06"E	9.84'
L6	N74° 35'37"W	34.32'
L7	N59° 12'12"E	76.08'
L8	N59° 50'12"E	95.90'
L9	N60° 28'13"E	117.21'
L10	N63° 56'05"E	19.83'
L11	S27° 03'51"E	25.00'

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.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

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.

STATE OF TEXAS:
WILLIAMSON COUNTY:

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

Frank W. Funk 07/28/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED
361.943 ACRES
15,766,237 Sq. Ft.

REMAINDER
361.943 ACRES
15,766,237 Sq. Ft.



10890 W HIGHWAY 29 LIBERTY HILL, TX 78642
TPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

HEIRLOOMTX, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

07/28/2025
PARCEL 16E
PART 2
0.9102 ACRES
39,649 Sq. Ft.
SHEET 7 OF 8

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-187648
 ISSUED: JUNE 03, 2025
 EFFECTIVE DATE: May 27, 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 10.5 THROUGH 10.12 ARE NOT A SURVEY MATTER.

- 10: 1. A WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001076909 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT CONFIRMATION OF EASEMENT LOCATION AS RECORDED IN DOCUMENT NO. 2023028017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006073736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 3. A WASTEWATER EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS ASSIGNED TO THE CITY OF GEORGETOWN IN DOCUMENT NO. 2024085531, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 4. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO 3 B&J MUNICIPAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2023050049 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, 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. (OWNER'S POLICY ONLY) (NOTED HEREON)


 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBP&S FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF HEIRLOOMTX, LLC		07/28/2025 PARCEL 16E PART 2 0.9102 ACRES 39,649 Sq. Ft. SHEET 8 OF 8
	SCALE 1" = 100'	PROJECT RONALD REAGAN	COUNTY WILLIAMSON

EXHIBIT "F"

DRAINAGE EASEMENT WITH DEVELOPMENT CONTINGENCY

Ronald Reagan Boulevard (Segment D)

THE STATE OF TEXAS

,

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

,

That **HEIRLOOMTX, LLC, a Delaware limited liability company**, and its successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of One and No/100 (\$1.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the below-described Property (the "Easement Area"):

All of that certain 1.586 acre (69,071 square feet) of land in the Charles H. Delaney Survey, Abstract No. 181, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 16E Part 1**); and

All of that certain 0.9102 acre (39,649 square feet) of land in the Charles H. Delaney Survey, Abstract No. 181, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein (**Parcel 16E Part 2**)

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage easement and channel, along with any structures, materials, improvements, pipes, culverts, storm sewer, grading and related appurtenances and equipment which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities (the "Benefitted Tract"), in, along, upon, under and across said premises described in Exhibits "A-B" 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 the Easement Area from the adjacent right of way for the purpose of making any improvements, modifications or repairs which the Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Easement Area, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee. Any such trees or vegetation cut by Grantee shall promptly be removed from the Easement Area.

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 construct and/or alter any improvements or facilities located in, across or upon the Easement Area, at Grantor's sole cost and expense, provided that such construction, relocation, reduction and/or alteration shall not cause any use or development of the Benefitted Tract to be out of compliance with any regulation of any governmental entity having jurisdiction over the Benefitted Tract, and shall not cause the diversion, encroachment, impoundment or increase in the amount of surface water on or across the Benefitted Tract in excess of the drainage conditions existing prior to such construction, 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 construction, 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 or its successors or assigns (which may include the City of Georgetown, Texas) by replacement easement recorded in the appropriate public records. Concurrent with or after the recording of such replacement easement, the Grantee or, its successors or assigns (as applicable) 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 and, if applicable, the termination of this 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. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter the Easement Area, or any part thereof, for the purpose of constructing or maintaining said drainage and for making connections therewith.

Grantor does hereby bind its heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said Easement Area unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise. This conveyance is made subject to any validly existing matters of record affecting the Easement Area which are recorded in the Official Public Records of Williamson County, Texas.

The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements placed thereon, or the maintenance of the Property for the conveyance of stormwater drainage without the express written consent of Grantee, which consent shall not be unreasonably withheld.

JOINDER AND CONSENT OF LIENHOLDER TO DRAINAGE EASEMENT

INWOOD NATIONAL BANK, a national banking association, as the current holder and beneficiary under a Deed of Trust executed by HEIRLOOMTX, LLC to Gary L. Tipton, Trustee, recorded in Document No. 2023077861 (the "Grantor Security Document") of the Official Public Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit "A" ("Grantor Liens"), executes this Drainage Easement ("Easement") for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

**INWOOD NATIONAL BANK,
a national banking association**

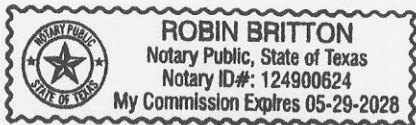
By: Trey Freeman
Name: Trey Freeman
Title: SVP

ACKNOWLEDGEMENT

THE STATE OF TEXAS

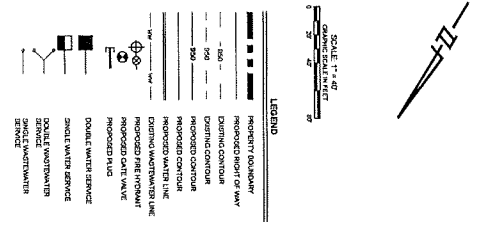
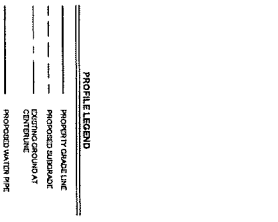
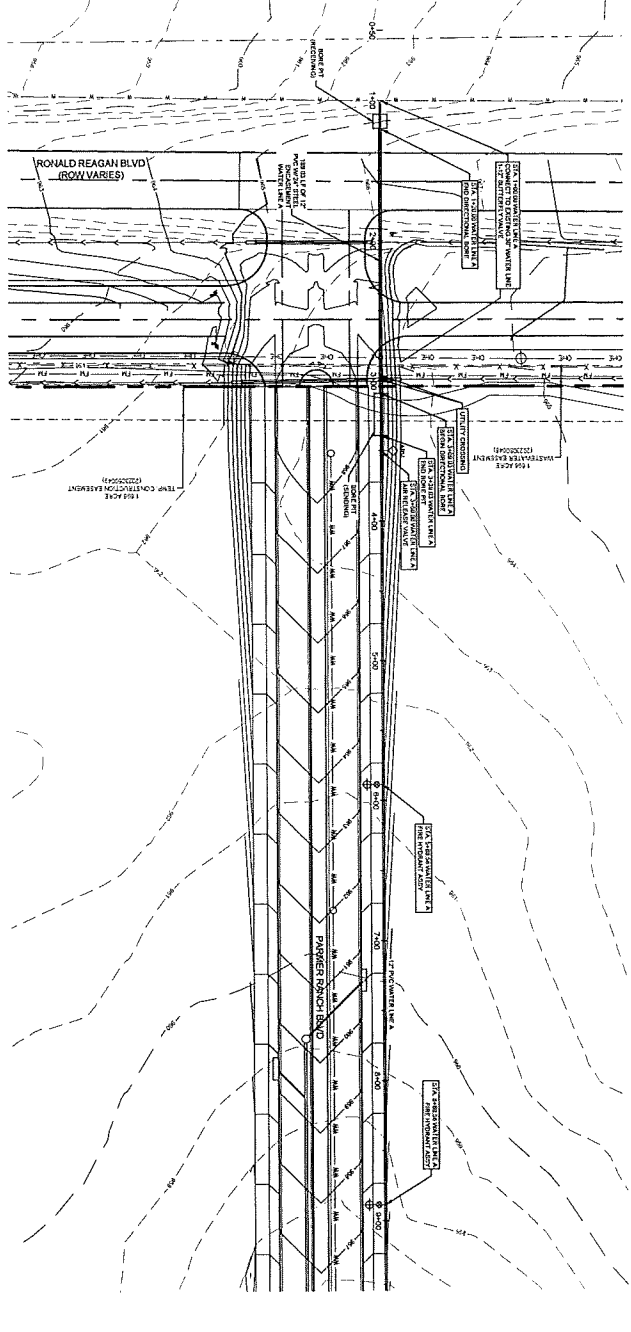
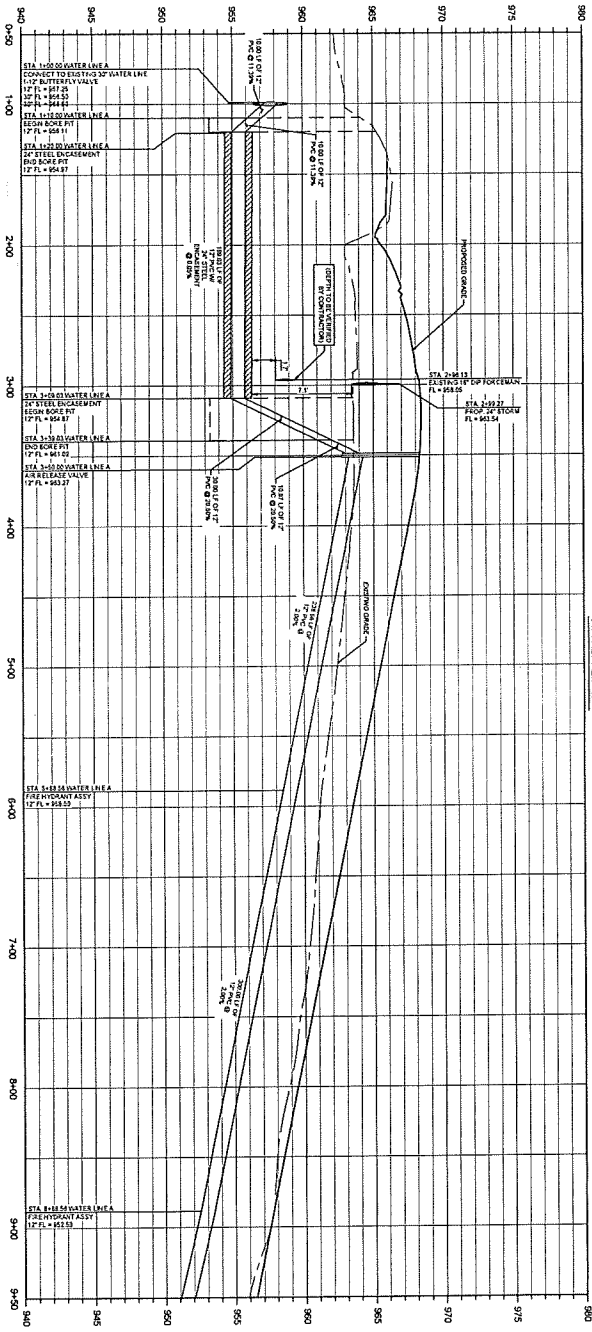
COUNTY OF Dallas

This instrument was acknowledged before me on this 6th day of November, 2025, by Trey Freeman, the SVP of Inwood National Bank, a national banking association, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.



Robin Britton
Notary Public in and for the State of Texas

EXHIBIT "G"



SHEET 01 OF 21	PROJECT NO. 1731-01	DESIGNED BY: JCM	DRAWN BY: JCM	CHECKED BY: JCM	DATE: 5/26/2011
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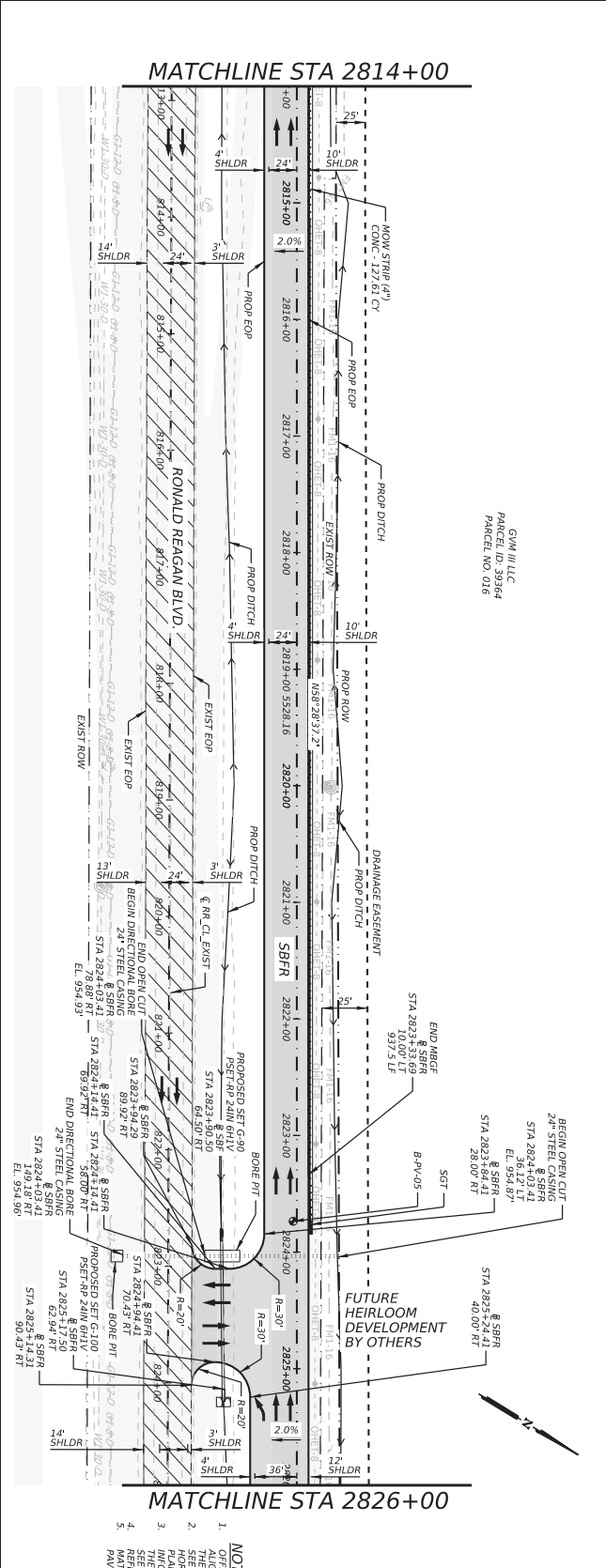
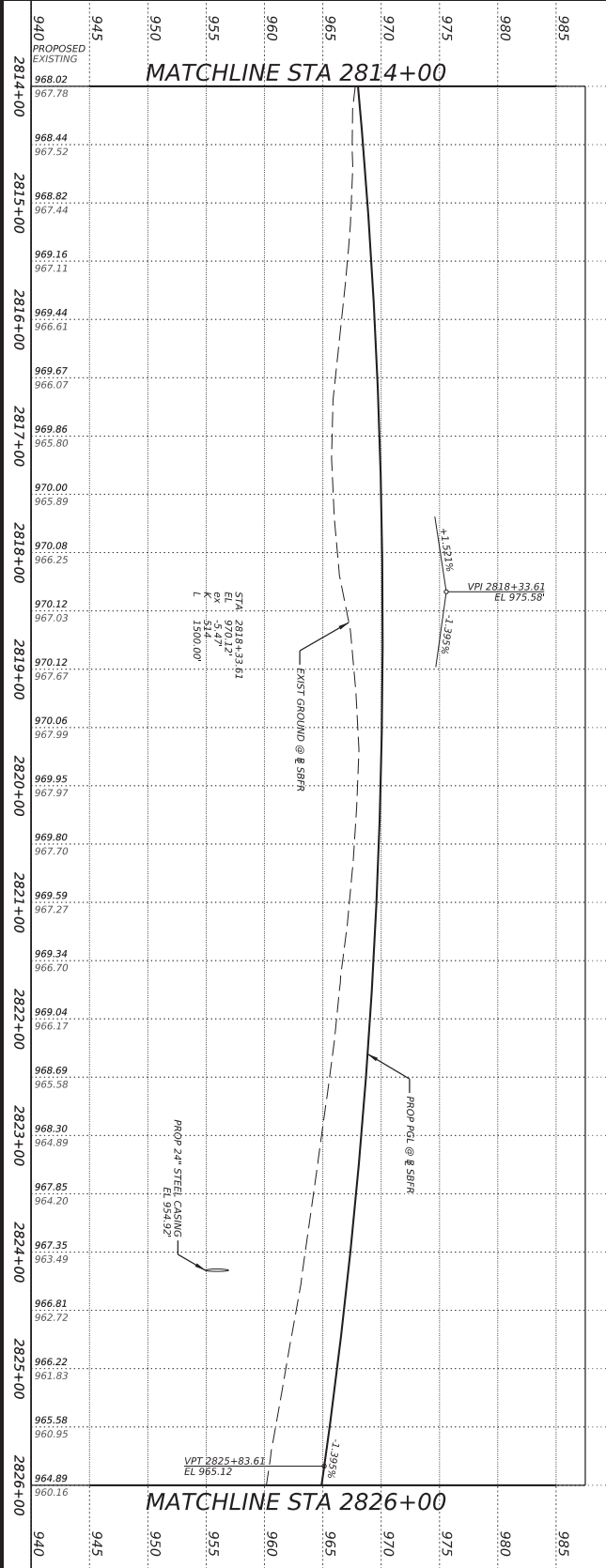
WATER LINE A (STA. 1+00 TO STA. 9+50)
EXHIBIT

HEIRLOOM TRACT
PHASE 1
WILLIAMSON COUNTY, TX

NO.	BY	DATE	REVISION DESCRIPTION

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX (512)454-9933
TBPELS FIRM #2946

GRAY
ENGINEERING



11/5/2025

PROF. S. DONALD E. ENGINEER

ARNOLD GONZALES, JR.
98234

STATE OF TEXAS

WILCO TEXAS VOLKERT

RONALD REAGAN BLVD.
ROADWAY PLAN & PROFILE
SBR FR RONALD REAGAN
STA. 2814+00 TO
STA. 2826+00

SHEET 5 OF 8

CONTRACT NO. 0315 COUNTY WILLIAMSON

DATE

LEGEND

- PROPOSED TRAVEL LANE
- EXISTING TRAVEL LANE
- OVERLAY
- MILL & OVERLAY
- PAVEMENT REMOVAL
- PROPOSED CONCRETE DITCH
- PROPOSED SBRAP
- PROPOSED ULTIMATE CONDITION
- PROPOSED ROADWAY
- PROPOSED ACCESS ROAD
- WATER QUALITY POND
- SAWCUT
- EXISTING ROW
- PROPOSED ROW
- PARCEL LINE
- DRAINAGE BASINMENT
- BORING LOG

NOTES:

1. ORISERS ARE MEASURED FROM THE E OF PROPOSED THE E OF EXISTING ALIGNMENT.
2. SEE MANUSCRIPTS FOR ADDITIONAL INFORMATION, PLAN AND PROFILES FOR ADDITIONAL INFORMATION.
3. INFORMATION PERTAINING TO BRIDGES SHOWN ON SEE BRIDGE SHEETS FOR MORE INFORMATION. FINAL PAVEMENT SECTION MAY VARY.
4. REFER TO REMOVAL PLAN SHEETS FOR REMOVAL DETAILS.

SCALE: 1" = 100' (H)
1" = 10' (V)