

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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John@scrllaw.com

November 11, 2025

Via e-mail: jkspivey@svtxlaw.com

Jim K. Spivey

Spivey Valenciano PLLC

9601 McAllister Freeway, Suite 130

San Antonio, Texas 78216

(210) 201-8178

ATTORNEY FOR CONDEMNEE

FUESSEL HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY

RULE 11 SETTLEMENT AGREEMENT

Re: *Williamson County, Texas v. Fuessel Holdings LLC, A Texas Limited Liability Company*; Cause No. 25-1634-CC4; filed in the County Court at Law No. Four of Williamson County, Texas; Corridor B project; Fuessel parcel (the “Lawsuit”).

Dear Mr. Spivey:

This letter will serve as a Rule 11 Settlement Agreement (“Agreement”) between Williamson County, Texas (“Condemnor”) and Fuessel Holdings LLC, A Texas Limited Liability Company (hereinafter “Condemnee”), (collectively the “Parties”) as to the following:

1. This Rule 11 Settlement Agreement is for the resolution of the Lawsuit.
2. Condemnor agrees to pay the total compensation amount of \$2,380,000.00 in complete settlement of any and all claims which have been or which could have been made by the Parties in the Lawsuit, including, but not limited to, compensation for Condemnor’s fee simple acquisition, described in Exhibit “A” (the “Property”) attached hereto, damages to the remainder, if any, and any costs to cure.
3. The Parties agree to settle the Lawsuit via a stipulated Special Commissioners’ Hearing, after which Condemnor will deposit the amount awarded by the commissioners into the registry of the Court. Condemnee agrees to waive their right to file objections to a stipulated award of \$2,380,000.00. If, however, the commissioners award an amount other than the stipulated amount of \$2,380,000.00, then the Parties agree that either of them may timely file objections to the award and the Parties further agree to jointly enter an agreed judgment for the acquisition of the Property for \$2,380,000.00, which will be deposited into the registry of the Court.
4. Provided Counsel for Condemnor notifies Counsel for Condemnee by email of the date, time and location of the Special Commissioners’ Hearing prior to same, Condemnee agrees to waive the right to be served with Notice of Special Commissioners Hearing by Condemnor.

Condemnee also waives any and all other prerequisites as required in Chapter 21 of the Texas Property Code for scheduling and setting a Special Commissioners Hearing. Condemnee agrees that the Special Commissioners' Hearing can be held by videoconference (for ex., Zoom).

5. The Parties agree that \$2,380,000.00 is the final and total compensation amount payable to Condemnee for the resolution of the Lawsuit and is inclusive of any pre-judgment interest.
6. Post-judgment interest, if any, is tolled for a period of 60 days after the Court signs a judgment in this case. If Condemnor fails to pay the remaining balance owed after credits from the award and/or PUA payments within the 60 days of the Court signing a judgment in this case, then Condemnees shall be entitled to post-judgment interest only on the remaining balance that has not been paid at the statutory rate as of the date the judgment is signed by the Court until paid.
7. Condemnor's sole compensation obligation to for the resolution of the Lawsuit shall be the total payment of \$2,380,000.00 Any compensation claims made by any party in the Lawsuit shall be satisfied from this payment without further recourse to Condemnor.
8. If any party outside of this Agreement, prior to the expiration of the Courts' plenary power over the Lawsuit, contests compensation and/or this settlement at any proceeding in the Lawsuit after this Agreement is fully executed, Condemnor may terminate this contract, and the Parties may proceed with the Lawsuit as if there had never been an agreement.
9. This agreement is contingent on final approval by Condemnor. In the event this Agreement is not approved by Condemnor and executed by an authorized representative of Condemnor three days before the scheduled Special Commissioners' Hearing, unless otherwise agreed to in writing by the Parties, then this agreement is null and void and the Parties may continue with the Lawsuit as if there had never been an agreement.
10. This Agreement may be filed as a Rule 11 agreement.
11. The Parties bear their own cost of court as incurred.

If this letter correctly sets forth the terms of our agreement and the settlement reached between Condemnor and Condemnee, please indicate by having the appropriate person execute this letter in the space indicated below and return it to my attention for filing with the Clerk.

Sincerely,



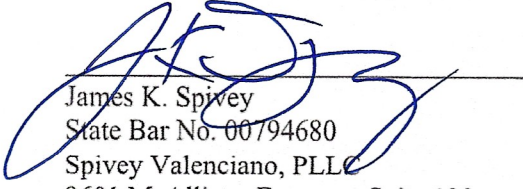
John L. Kelley

Sheets & Crossfield, PLLC

Attorney for Williamson County, Texas

[Signature pages follow]

AGREED AND ACCEPTED:



James K. Spivey

State Bar No. 00794680

Spivey Valenciano, PLLC

9601 McAllister Freeway, Suite 130

San Antonio, Texas 78216

Telephone: (210) 787-4653

Facsimile: (210) 201-8178

jkspivey@svtxlaw.com

ATTORNEY FOR CONDEMNEE

FUESSEL HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY

AGREED AND ACCEPTED:

Fuessel Holdings LLC, A Texas Limited Liability Company

By: Kelly Ray Fuessel

Print/title: Kelly Ray Fuessel / Manager

Date: 11/12/2025

AGREED AND ACCEPTED:

Williamson County, Texas

By: _____

Print/title: _____

Date: _____

EXHIBIT “A”

Fee Acquisition Description

EXHIBIT "A"

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 9.667 acre tract

METES AND BOUNDS DESCRIPTION

FOR A 9.667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESSEL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 9.667 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF APRIL 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10192037.09, E=3176144.30) monumenting the southwest corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and the northwest corner of the called 14.115 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2011031966 of the Official Public Records of Williamson County, Texas, same being on a point in the easterly boundary line of the called 5.580 acre tract of land conveyed to the State of Texas recorded in Volume 476, Page 568, of the Deed Records of Williamson County, Texas, same being on the existing north right-of-way line of Chandler Road (right-of-way width varies), same being on the existing east right-of-way line of F.M. 1660 (right-of-way width varies), for the southwest corner and **POINT OF BEGINNING** hereof and being 132.95 feet left of Chandler Road Engineer's Baseline Station 1415+31.90;

THENCE, **N 21°30'11" W** with the west boundary line of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, said easterly boundary line of the called 5.580 acre State of Texas tract, and said existing east right-of-way line of F.M. 1660, for a distance of **158.09 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" for the northwest corner hereof and being 290.17 feet left of Chandler Road Engineer's Baseline Station 1415+48.40, from which a broken TxDOT Type I monument found with PK nail monumenting a point of curvature of a curve to the right on said existing east right-of-way line of F.M. 1660, said easterly boundary line of the called 5.580 acre State of Texas tract, same being on said west boundary line of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, bears N 21°30'11" W for a distance of 299.04 feet and N 21°42'11" W for a distance of 2226.27 feet;

THENCE, through the interior of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, the following six (6) courses and distances:

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 9.667 acre tract

1. **S 69°31'28" E** for a distance of **120.05 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 201.00 feet left of Chandler Road Engineer's Baseline Station 1416+28.77;
2. **N 62°30'16" E** for a distance of **642.88 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 201.00 feet left of Chandler Road Engineer's Baseline Station 1422+71.65;
3. **S 27°29'44" E** for a distance of **6.00 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1422+71.65
4. **N 62°30'16" E** for a distance of **1434.04 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the beginning of a curve to the right and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1437+05.69;
5. With said curve to the right an arc length of **780.71 feet**, said curve having a radius of **4110.00 feet**, a delta angle of **10°53'01"** and a chord which bears **N 67°56'46" E** for a distance of **779.54 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the end of this curve and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1444+49.36;
6. **N 73°23'16" E** for a distance of **108.59 feet** to an iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the east boundary line of said remnant portion of the 219.99 acre Fuessel tract and the west boundary line of the called 123.139 acre tract of land conveyed to Hutto 525 Development Partners LP, recorded in Document No. 2021192940 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof and being 195.00 feet left of Chandler Road Engineer's Baseline Station 1445+57.96, from which an iron rod found with cap marked "HALFF" monumenting the northeast corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and the northwest corner of said 123.139 acre Hutto, 525, Development Partners LP tract, same being on the south boundary line of the called 100 acre tract of land conveyed to Weldon R. Copeland, recorded in Document No. 9751596 of the Official Records of Williamson County, Texas, bears **N 21°25'07" W** for a distance of 2625.18 feet;

THENCE, **S 21°25'07" E** with said east boundary line of the remnant portion of the 219.99 acre Fuessel Holdings, LLC tract and said west boundary line of the 123.139 acre Hutto 525 Development Partners LP tract for a distance of **170.39 feet** to a calculated point on the

County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 9.667 acre tract

southeast corner of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, the southwest corner of said 123.139 acre Hutto 525 Development Partners LP tract, the northeast corner of said 14.115 acre Williamson County, Texas tract and the northwest corner of the called 3.669 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2011043855 of the Official Public Records of Williamson County, Texas, same being on said existing north right-of-way line of Chandler Road, for the southeast corner hereof and being 25.21 feet left of Chandler Road Engineer's Baseline Station 1445+72.23, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the northeast corner of the remnant portion of the called 220.09 acre tract of land (Tract Two) conveyed to Fuessel Holdings, LLC recorded in said Document No. 2012081609 and the northwest corner of the called 4.257 acre tract of land conveyed to Hutto 525 Development Partners LP, recorded in Document No. 2021192610 of the Official Public Records of Williamson County, Texas, same being on the existing south right-of-way line of said Chandler Road, bears S 21°25'07" E for a distance of 200.84 feet;

THENCE, with the south boundary line of said remnant portion of the 219.99 acre Fuessel Holdings, LLC tract, the north boundary line of said 14.115 acre Williamson County, Texas tract and said existing north right-of-way line of Chandler Road, the following four (4) courses and distances:

1. With a curve to the left an arc length of **1577.16 feet** said curve having a radius of **8599.98 feet**, a delta angle of **10°30'27"** and a chord which bears **S 67°44'42" W** for a distance of **1574.95 feet** to an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the end of this curve and being 74.99 feet left of Chandler Road Engineer's Baseline Station 1430+01.95, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting a point of curvature on said existing south right-of-way line of Chandler Road, same being on the south boundary line of said 14.115 acre Williamson County, Texas tract and said north boundary line of the remnant portion of the 220.09 acre Fuessel Holdings, LLC tract, bears S 27°31'20" E for a distance of 199.92 feet;
2. **S 62°29'41" W** for a distance of **403.58 feet** to a 1/2" iron rod found bent monumenting an angle point and being 74.92 feet left of Chandler Road Engineer's Baseline Station 1425+98.37, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting an angle point on said existing south right-of-way line of Chandler Road, same being on the south boundary line of said 14.115 acre Williamson County, Texas tract and said north boundary line of the remnant


County: Williamson
Project: Chandler Corridor East of FM 1660
Tax ID: R020975
Parcel: Fuessel Holdings, LLC, 9.667 acre tract

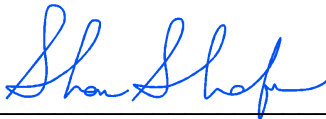
portion of the 220.09 acre Fuessel Holdings, LLC tract, bears S 27°31'35" E for a distance of 199.80 feet;

3. **S 62°31'42" W** for a distance of **1008.91 feet** to a calculated point on an angle point in said north boundary line of said 14.115 acre Williamson County, Texas tract and said existing north right-of-way line of Chandler Road and being 75.35 feet left of Chandler Road Engineer's Baseline Station 1415+89.45;
4. **N 72°28'18" W** for a distance of **81.43 feet** to the **POINT OF BEGINNING** hereof and containing 9.667 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

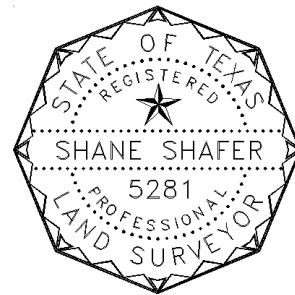
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



April 25, 2025

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WCRB__2024 WCRB WA-3 CHANDLER CORRIDOR EAST OF FM 1660 2024-60\ ROW FINAL - LTS SURVEYS\CHANDLER CORRIDOR FUESSEL HOLDINGS NORTH ROW PARCEL LTS M&B 20250425.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9.667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634

WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

FOR EXISTING F.M. 1660 R.O.W.
 INFORMATION
 SEE NOTE NO. 5, SHEET 5 OF 5

JONAH WATER SPECIAL
 UTILITY DISTRICT
 20' PUBLIC UTILITY AND
 ACCESS EASEMENT
 AGREEMENT
 DOC. NO. 2022094101

STATE OF TEXAS
 CALLED 5,580 AC.
 VOL. 476, PG. 568

M. REYNA TRUCKING LLC
 REMNANT PORTION OF
 CALLED 15,382 AC.
 DOC. NO. 2019104976

FUESSSEL HOLDINGS, LLC
 REMNANT PORTION OF
 TRACT ONE - CALLED 219.99 AC.
 DOC. NO. 2012081609

WILLIAMSON COUNTY
 APPRAISAL DISTRICT (WCAD)
 PROPERTY ID: R020975

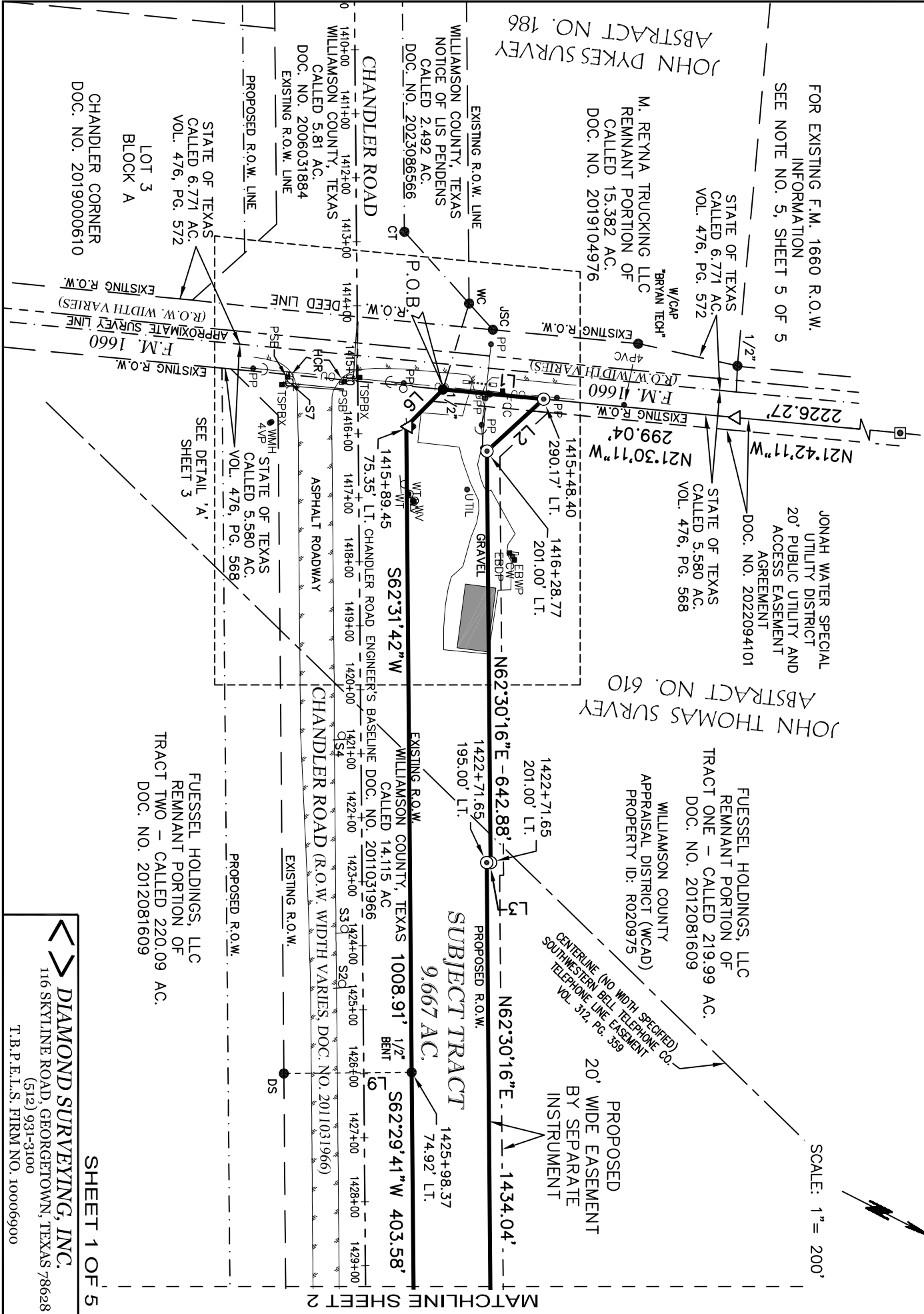
CENTERLINE (NO WIDTH SPECIFIED)
 SOUTHWESTERN BELL TELEPHONE CO.
 VOL. 372, PG. 359

PROPOSED
 20' WIDE EASEMENT
 BY SEPARATE
 INSTRUMENT

SCALE: 1" = 200'

JOHN DYKES SURVEY
 ABSTRACT NO. 186

JOHN THOMAS SURVEY
 ABSTRACT NO. 610



MATCHLINE SHEET 2

FUESSSEL HOLDINGS, LLC
 REMNANT PORTION OF
 TRACT TWO - CALLED 220.09 AC.
 DOC. NO. 2012081609

CHANDLER CORNER
 DOC. NO. 2019000610

STATE OF TEXAS
 CALLED 6,771 AC.
 VOL. 476, PG. 572

WILLIAMSON COUNTY, TEXAS
 NOTICE OF US PENDINGS
 CALLED 2,492 AC.
 DOC. NO. 2023086566

CHANDLER ROAD

WILLIAMSON COUNTY, TEXAS
 CALLED 5.81 AC.
 DOC. NO. 2006031884

PROPOSED R.O.W. LINE

LOT 3
 BLOCK A

STATE OF TEXAS
 CALLED 5,580 AC.
 VOL. 476, PG. 568

SHEET 1 OF 5

DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
 T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634

WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975



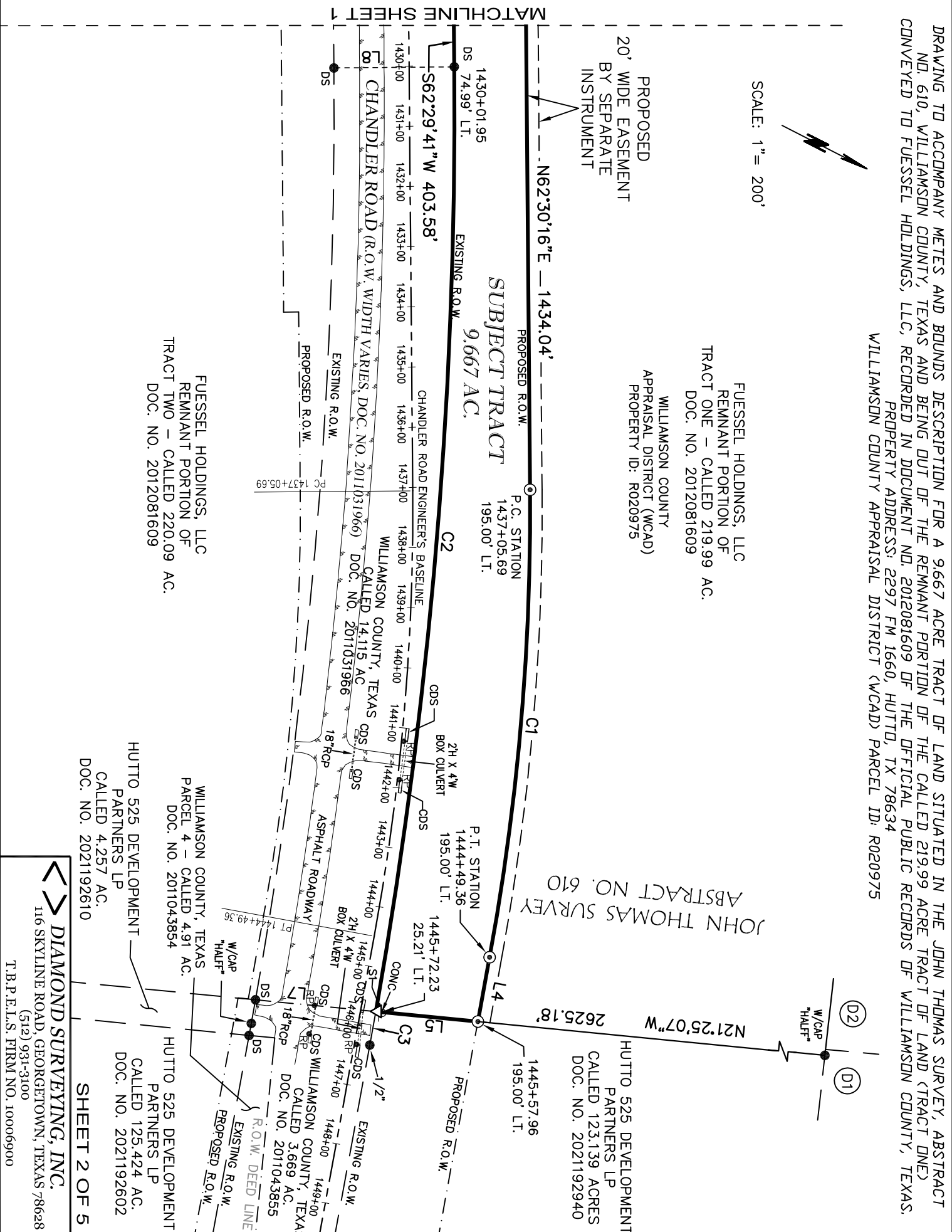
SCALE: 1" = 200'

PROPOSED 20' WIDE EASEMENT BY SEPARATE INSTRUMENT

FUESELL HOLDINGS, LLC
 REMNANT PORTION OF
 TRACT ONE - CALLED 219.99 AC.
 DOC. NO. 2012081609

WILLIAMSON COUNTY
 APPRAISAL DISTRICT (WCAD)
 PROPERTY ID: R020975

SUBJECT TRACT
 9.667 AC.



JOHN THOMAS SURVEY
 ABSTRACT NO. 610

HUTTO 525 DEVELOPMENT
 PARTNERS LP
 CALLED 123.139 ACRES
 DOC. NO. 2021192940

FUESELL HOLDINGS, LLC
 REMNANT PORTION OF
 TRACT TWO - CALLED 220.09 AC.
 DOC. NO. 2012081609

WILLIAMSON COUNTY, TEXAS
 PARCEL 4 - CALLED 4.91 AC.
 DOC. NO. 2011043854

HUTTO 525 DEVELOPMENT
 PARTNERS LP
 CALLED 4.257 AC.
 DOC. NO. 2021192610

HUTTO 525 DEVELOPMENT
 PARTNERS LP
 CALLED 125.424 AC.
 DOC. NO. 2021192602

<> DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
 WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

LEGEND

- IRON ROD FOUND
- DS IRON ROD FOUND WITH CAP
- MARKED "DIAMOND SURVEYING"
- JSC IRON ROD FOUND WITH CAP
- MARKED "JS COALTER"
- CT IRON ROD FOUND WITH CAP
- MARKED "COALTER TEXAS RPLS"
- WC IRON ROD FOUND WITH ALUMINUM CAP
- MARKED "WILLIAMSON COUNTY"
- ◻ BROKEN TYPE I MONUMENT FOUND WITH PK NAIL
- ⊙ IRON ROD SET WITH ALUMINUM CAP
- MARKED "WILLIAMSON COUNTY"
- ▽ CALCULATED POINT
- PPEBEM POWER POLE WITH ELECTRIC METER AND ELECTRIC BOX
- PP POWER POLE
- DOWN GUY
- TSPBX TRAFFIC SIGNAL PULL BOX ON CONCRETE PAD
- PSB PEDESTRIAN SIGNAL BOX
- EBWP ELECTRIC BOX ON 4" WOOD POST
- EBDP ELECTRIC BOX DIESEL FUEL PUMP
- FOC FIBER OPTIC CABLE PULL BOX
- ↖ TRAFFIC SIGNAL
- FH FIRE HYDRANT
- WT WATER TEST BOLT
- WV WATER VALVE
- WM WATER METER
- WMH WATER MANHOLE
- 4VP 4" VENT PIPE
- CW CAPPED WELL
- UTIL UTILITY - POSSIBLE WELL ON 48" CONCRETE
- 3PVC 3" PVC RISER
- 4PVC 4" PVC RISER
- SIGN
- RP REFLECTOR POST

LINE TYPES & ABBREVIATIONS

- EDGE OF PAVEMENT
- OU OVERHEAD UTILITY LINE
- RIGHT-OF-WAY DEED LINE
- CHANDLER ROAD ENGINEER'S BASELINE
- HCR HANDICAP RAMPS WITH BRICK PAVERS
- CONC CONCRETE
- CDS CONCRETE DRAINAGE STRUCTURE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N21°30'11"W	158.09'
L2	S69°31'28"E	120.05'
L3	S27°29'44"E	6.00'
L4	N73°23'16"E	108.59'
L5	S21°25'07"E	170.39'
L6	N72°28'18"W	81.43'
L7	S21°25'07"E	200.84'
L8	S27°31'20"E	199.92'
L9	S27°31'35"E	199.80'

SHEET 4 OF 5

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9.667 ACRE TRACT OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 219.99 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO FUESELL HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2012081609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: 2297 FM 1660, HUTTO, TX 78634
 WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020975

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4110.00'	780.71'	10°53'01"	N67°56'46"E	779.54'
C2	8599.98'	1577.16'	10°30'27"	S67°44'42"W	1574.95'
C3	8599.98'	56.56'	0°22'37"	N73°11'14"E	56.56'

GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0510F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON MAY 31, 2024.

5) EXISTING RIGHT-OF-WAY LINES SHOWN HEREON FOR FM 1660 PER TEXAS STATE HIGHWAY DEPARTMENT, RIGHT-OF-WAY MAP, DISTRICT 14, WILLIAMSON COUNTY, F.M. HIGHWAY 1660 CONTROL NO. 1566 - SECTION NO. 1 - JOB NO. 1, APPROVED AUGUST 31, 1965, AND REVISED MAY, 1986, AND PER RECORDED DEEDS IN VOLUME 476, PAGE 568 AND VOLUME 476, PAGE 572, BOTH OF THE DEEDS RECORDS OF WILLIAMSON COUNTY, TEXAS.

To: Williamson County, Texas, Texan Title Insurance Company and Longhorn Title Company, LLC exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on April 22, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2402851, which bears an Effective Date June 6, 2024 and an Issued Date of June 24, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

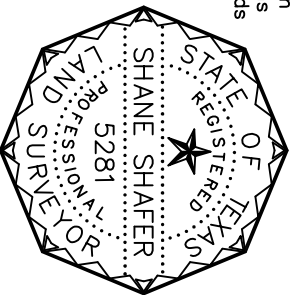
10a. Easement dated December 11, 1941, executed by S. C. Downing Estate et al to Southwestern Bell Telephone Company, recorded in Volume 312, Page 359, Deed Records, Williamson County, Texas. Is a part of the Subject Tract as shown hereon.

10b. Easement dated January 21, 1952, executed by Bennie Downing and Mrs. Bennie Downing to Texas Power & Light Company, recorded in Volume 381, Page 144, Deed Records, Williamson County, Texas. Can not be located by its description.

10c. Right of Way Easement dated June 20, 1972, executed by Norman Fuessel and Nancy Fuessel to Jonah Water Supply Corp., recorded in Volume 563, Page 691, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed."

Shane Shafer
 SHANE SHAFER, R.P.L.S. NO. 5281

April 25, 2025
 DATE



SHEET 5 OF 5

DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NO. 10006900