

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY DOCUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**Line/RW: P(south)/062 & P(2nd)/042
Williamson County
11.10.25 LP**

ENCROACHMENT AGREEMENT

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

This Encroachment Agreement (“**Agreement**”) is entered into as of this ____ day of _____, 2025 (the “**Effective Date**”) by and between ATMOS ENERGY CORPORATION, a Texas and Virginia corporation (“**Atmos Energy**”) and WILLIAMSON COUNTY, TEXAS (“**Owner**”).

BACKGROUND

WHEREAS, on October 1, 1964, Lone Star Gas Company, a Texas corporation, and Eleanor R. Wilson entered into that certain Easement and Right-of-Way agreement recorded in Volume 476, Page 262, deed records of Williamson County, Texas;

WHEREAS, Atmos Energy is the successor-in-interest to the grantee under the Easement;

WHEREAS, on April 20, 2007, Atmos Energy and Wallin Farm and Ranch Partnership GP, LLC entered into that certain Restrictive Covenants and Partial Release of Easement agreement recorded in Document No. 2007032546, county records of Williamson County, Texas (“**Easement**”);

WHEREAS, Owner owns certain real property (“**Property**”) encumbered by the Easement, recorded in the Instrument No. 2024004709, county records of Williamson County, Texas, such Property being more particularly described on Exhibit “A” attached hereto;

WHEREAS, Atmos Energy currently maintains two natural gas pipelines and the appurtenances thereto across the Property and within the boundaries of the Easement (“**Easement Area**”);

WHEREAS, Owner desires permission to construct, operate and maintain a multi-lane roadway (the “**Encroaching Facility**”) which crosses the Easement, as more particularly described in the LONO (defined below), a portion of which is attached hereto as Exhibit “B” showing the Encroaching Facility;

WHEREAS, Atmos Energy and Owner have executed a letter agreement dated May 8, 2025 regarding the work by Owner to construct the Encroaching Facility within the Easement Area (the “**LONO**”);

WHEREAS, Atmos Energy is willing to permit Owner to operate and maintain the Encroaching Facility but in order to ensure Atmos Energy can continue to safely and efficiently carry out the purposes of the Easement, Atmos Energy has requested that Owner agree to the terms set forth below; and

WHEREAS, the Owner is agreeable to such terms.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Atmos Energy and Owner agree as follows:

1. Construction and Location of Encroaching Facility. Owner may construct and locate the Encroaching Facility in the Easement Area only as described and shown on Exhibit “B” and in the specific location shown thereon. Owner shall comply with all conditions and requirements of Atmos Energy for the construction of the Encroaching Facility.

2. Maintenance of Encroaching Facility. Owner may not relocate the Encroaching Facility within the Easement Area, nor may Owner modify, enlarge or otherwise redesign the Encroaching Facility (such relocation, modification, enlargement, or redesign being an “**Alteration**”) without the prior written consent of Atmos Energy, which consent shall be granted or withheld in Atmos’ sole and absolute discretion. However, ordinary maintenance and repairs may be made to the Encroaching Facility without the consent of Atmos Energy so long as such maintenance and repairs: (i) are performed in such a manner as to maintain the Encroaching Facility as shown on Exhibit “B” hereto; (ii) do not involve excavation within the Easement Area unless as shown on Exhibit “B”; and (iii) do not require crossing of the pipeline by construction equipment (such ordinary maintenance or repairs which meet the foregoing conditions being “**Routine Maintenance**”).

3. No Other Encroachments Permitted. Except as expressly permitted in the preceding paragraph, no other encroachments shall be permitted within the Easement Area.

The provisions of Section 756.123 of the Texas Health and Safety Code (as amended or replaced) shall continue to govern any and all unapproved encroachments.

4. Notice. Owner must provide five (5) business days' written notice to Atmos Energy prior to commencing the initial installation of the Encroaching Facility, any subsequently approved Alteration, or any maintenance and repairs that do not qualify as Routine Maintenance. Any such notice shall be deemed received by Atmos Energy only upon physical receipt by Atmos Energy at the following address:

Atmos Energy Corporation
P.O. Box 650205
Dallas, TX 75265-0205
Attn: Right of Way Department

5. Restrictions on Use of Easement Area. Owner shall use only so much of the Easement Area as may be necessary to construct, maintain, operate, and repair the Encroaching Facility. Owner shall, at its own cost and expense, comply with all applicable laws, including but not limited to existing zoning ordinances, governmental rules and regulations enacted or promulgated by any governmental authority and shall promptly execute and fulfill all orders and requirements imposed by such governmental authorities for the correction, prevention and abatement of nuisances in or upon or connected with said Encroaching Facility. At the conclusion of any construction, Owner shall remove all debris and other materials from the Easement Area, excluding the Encroaching Facility itself, and restore the Easement Area to the same condition it was in prior to the commencement of Owner's construction thereon or in proximity thereto. Other than the Encroaching Facility, Owner shall not place upon the Easement Area any improvements, including but not limited to, buildings, paving, parking, light standards, shrubs, trees or signs unless approved in advance in writing by Atmos Energy or otherwise authorized by this Agreement.

6. Maintenance of Encroaching Facility. Owner, at Owner's sole expense, shall maintain and operate the Encroaching Facility, and Atmos Energy will not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of the Encroaching Facility.

7. Risk and Liability. Owner assume all risks and liability resulting or arising from or relating to Owner's use, the existing condition or location, or existing state of maintenance, repair or operation of the Easement Area. It is further agreed that Atmos Energy shall not be liable for any damage to the Encroaching Facility or interruption to Owner's business as a result of Atmos Energy's legal use or enjoyment of its Easement; however, Atmos Energy agrees to use commercially reasonable efforts and practices to provide notice to Owner and avoid or minimize disruption to reasonable use of the Encroaching Facility by the travelling public. Any Atmos Energy property damaged or destroyed by Owner or its agents, employees, invitees, contractors or subcontractors, or as a direct and proximate result of the presence of the Encroaching Facility within the Easement Area may, at Atmos Energy's option, be repaired or replaced by Atmos Energy at Owner's expense. Payment is due upon Owner's receipt of an invoice from Atmos Energy.

8. Indemnification. Owner, as well as its successors and assigns, agrees to defend, indemnify and hold harmless Atmos Energy, its officers, agents and employees from and against any and all claims, demands, causes of action, loss, damage, liabilities, costs and expenses (including attorney's fees and court costs) of any and every kind or character, known or unknown, fixed or contingent, for personal injury (including death), property damage or other harm for which recovery of damages is sought or suffered by any person or persons, including claims based on strict liability, arising out of or in connection with: (i) Owner's actions or omissions, or the actions or omissions of its officers, agents, associates, employees, contractors or subcontractors, within the Easement Area, or (ii) the existence of the Encroaching Facility. **The foregoing provision is valid only to the extent permitted by the laws and Constitution of the State of Texas, particularly Section 7 of Article XI of the Texas Constitution, and with the mutual understanding that Facility Owner is a political subdivision of the State of Texas and that the foregoing executory indemnity obligation cannot be paid from current revenues and that no tax nor interest and sinking fund has been set, adopted, or established for the payment of the foregoing executory indemnity obligation.**

9. Default and Termination. It is understood and agreed that if Owner fails to comply with any of the terms and conditions contained herein for a period of thirty (30) days after Atmos Energy notifies Owner of such default, then Atmos Energy may at its election immediately terminate this Agreement, and upon such termination all of Owner's rights hereunder shall cease and come to an end. This Agreement shall also terminate upon the abandonment of the Encroaching Facility. Upon termination of this Agreement for any reason, the covenants and agreements herein shall immediately cease to run with the land and shall no longer be binding upon and for the benefit of the Property, Atmos Energy and the Owner, and their respective successors, heirs and assigns.

10. Entire Agreement. This written Agreement contains the entire agreement of the parties hereto (other than any conditions and requirements relating to construction as described in Section 1) and there are no oral or other representations upon which the parties have relied upon in entering into this Agreement. This Agreement and the obligations and rights arising hereunder may not be modified nor waived except by written agreement signed by all parties.

11. Governing Law. The parties expressly agree that this Agreement is governed by and will be construed and enforced in accordance with Texas law without respect to Texas' choice of law rules.

12. Counterparts. This Agreement may be executed in one or more counterparts, all of which together shall constitute the same instrument.

13. No Waiver. A waiver by Atmos Energy of a breach of this Agreement, or the failure of Atmos Energy to enforce any of the articles or other provisions of this Agreement will not in any way affect, limit or waive Atmos Energy's right to enforce and compel strict compliance with the same or other articles or provisions.

ATMOS ENERGY CORPORATION

5420 LBJ FREEWAY, SUITE 1700
DALLAS, TEXAS 75240

By: [Signature]
Name: Jordan Bullock
Title: VP Operations

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Jordan Bullock, the **VICE PRESIDENT OPERATIONS, APT DIVISION** of Atmos Energy Corporation, a Texas and Virginia Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 12th day of November, 2025.



[Signature]

Notary Public in and for the State of Texas
My Commission Expires: 5/6/28
Print Name: Linzie Priegel

OWNER:

WILLIAMSON COUNTY, TEXAS

710 MAIN STREET
GEORGETOWN, TX 78626

By: _____

Name: _____

Title: Presiding Officer of the Williamson County Commissioners Court

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, _____, the _____ of _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

Print Name: _____

APPROVED
By Christen Eschberger at 3:14 pm, Dec 02, 2025

REVIEWED
By Keith Taylor at 10:27 am, Nov 26, 2025

REVIEWED
By Eddie Church, P.E. at 9:16 am, Nov 26, 2025

REVIEWED PER S&C'S REDLINES
By Harsha Shetty on 11/24/2025

EXHIBIT A

(THE PROPERTY)



Parcel 35

SPECIAL WARRANTY DEED
Southeast Loop (Segment 2) Right of Way

THE STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation doing business in Texas as **BROHN HOMES**, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **WILLIAMSON COUNTY, TEXAS** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, and subject to the **RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY** (defined herein), has this day Sold and by these presents does Grant, Bargain, Sell and Convey unto Grantee, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (collectively, the "Property"):

All of that certain 24.223 acres (1,055,154 square foot) tract of land, out of and situated in the William Gatlin Survey, Section No. 23, Abstract No. 271, and the James Hickman Survey, Section No. 24, Abstract No. 291, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein ("Parcel 35 Part 1"); and

All of that certain 1.272 acres (55,392 square foot) tract of land, out of and situated in the William Gatlin Survey, Section No. 23, Abstract No. 271, and the James Hickman Survey, Section No. 24, Abstract No. 291, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B" attached hereto and incorporated herein ("Parcel 35 Part 2");

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

(a) This conveyance is made subject to: (i) Visible and apparent easements not appearing of record;

Recorded By:
Texas National Title


36T-159119 LT

(ii) any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and (iii) Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time. (b) Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the Property and upon the condition that none of such operations shall be conducted so near the surface of said Property as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said Property for the construction and maintenance of Southeast Loop/East Wilco Highway. (c) Grantor hereby specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as to, or concerning (i) the nature and condition of the Property, including, without limitation, the water, soil and geology, the suitability thereof and of the Property for any and all activities and uses which Grantee may elect to conduct, the existence of any environmental hazards or conditions (including but not limited to the presence of asbestos or hazardous materials) or compliance with applicable environmental laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any governmental entity or body; the conveyance of the Property is made on an "AS IS," "WHERE IS" AND "WITH ALL FAULTS" basis.

CONTROL OF ACCESS: Access on and off Grantor's remaining property to and from the proposed roadway facility of Grantee from the abutting remainder property shall be permitted except to the extent that such access is expressly prohibited in the locations of the designated Control of Access Line ("COA") set out in Exhibits "A" and "B". Grantor acknowledges that such access on and off the County roadway facility is subject to regulation as may be determined by Grantee, its successors and assigns, to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever, except as to the RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said Property herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, except as to the RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 17th day of January,
~~2023~~ 
2024.

[signature page follows]



Exhibit "A"

County: Williamson
Parcel No.: 35_1
Tax ID: R020588, R020620
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

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September 7, 2023

PROPERTY DESCRIPTION FOR PARCEL 35_1

DESCRIPTION OF A 24.223 ACRE (1,055,154 SQ. FT.) PARCEL OF LAND LOCATED IN THE WILLIAM GATLIN SURVEY, SECTION NO. 23, ABSTRACT NO. 271, AND THE JAMES HICKMAN SURVEY, SECTION NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 271.214 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CLAYTON PROPERTIES GROUP INC., RECORDED JANUARY 14, 2021 IN DOCUMENT NO. 2021007407, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 24.223 ACRE (1,055,154 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 684.94 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 237+66.71 on the existing west right-of-way line of C.R. 163, a variable width right-of-way, no record information found, for the most easterly southeast corner of a remainder of a called 62.136 acre tract of land, described in a deed to Brookland Partners Ltd., recorded in Document No. 2017023816, O.P.R.W.C.TX., same being the northeast corner of a called 10 acre tract of land, described as Tract Twelve in a deed to Swindoll Investments LP, recorded in Document No. 2008093458, O.P.R.W.C.TX.;

THENCE, with the existing west right-of-way line of said C.R. 163, the following two (2) courses and distances:

S 07°06'19" W, a distance of 704.08 feet to a calculated point, and

S 08°20'19" W, a distance of 65.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.00 feet left of Southeast Loop E.C.S. 232+15.85 on the proposed north right-of-way line of Southeast Loop;

THENCE N 51°31'50" E, departing the existing west right of way line of said C.R. 163, with the proposed north right-of-way line of said Southeast Loop, over and across said C.R. 163, a distance of 57.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,159,508.31, E=3,176,887.78) set 147.00 feet left of Southeast Loop E.C.S. 232+73.69 on the existing east right-of-way line of said C.R. 163, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the existing east right-of-way line of said C.R. 163, with the proposed north right-of-way line of said Southeast Loop, over and across said 271.214 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) N 51°31'50" E, a distance of 2,983.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.00 feet left of Southeast Loop E.C.S. 262+56.86, said point being the beginning of a curve to the left,
- 2) With said curve to the left, passing at an arc distance of 260.72 feet, a calculated point 150.62 feet left of Southeast Loop E.C.S. 266+17.56, for the beginning of a Control of Access (C.O.A.), and continuing for a total arc distance of 539.16 feet, through a delta of 03°17'36", having a radius of 9,380.00 feet, and a chord that bears N 49°53'02" E, a distance of 539.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 162.49 feet left of Southeast Loop E.C.S. 267+95.73, said point being the beginning of a curve to the right, and

County: Williamson
Parcel No.: 35_1
Tax ID: R020588, R020620
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

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September 7, 2023

- 3) With said curve to the right, an arc distance of 59.75 feet, through a delta of $00^{\circ}52'36''$, having a radius of 3,905.00 feet, and a chord that bears $N 48^{\circ}40'32'' E$, a distance of 59.75 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 165.60 feet left of Southeast Loop E.C.S. 288+55.36 on the common line of said 271.214 acre tract and of a called 61.40 acre tract of land, described as Tract 2 in a deed to Starlight Homes Texas L.L.C., recorded in Document No. 2021074553, O.P.R.W.C.TX., for the northeast corner of the parcel described herein, and the end of a C.O.A;

4) THENCE $S 07^{\circ}48'42'' W$, departing the proposed north right-of-way line of said Southeast Loop, with the common line of said 271.214 acre tract and said Tract 2, a distance of 480.69 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 166.75 feet right of Southeast Loop E.C.S. 265+07.99 on the proposed south right-of-way line of said Southeast Loop, for the beginning of a C.O.A., and the southeast corner of the parcel described herein, said point being the beginning of a curve to the left;

THENCE, departing the common line of said 271.214 acre tract and said Tract 2, with the proposed south right-of-way line of said Southeast Loop, over and across said 271.214 acre tract, the following two (2) courses and distances numbered 5-6:

- 5) With said curve to the left, passing at an arc distance of 166.28 feet, a calculated point 157.91 feet right of Southeast Loop E.C.S. 263+51.97, for the end of a C.O.A., and continuing for a total arc distance of 608.74 feet, through a delta of $03^{\circ}43'06''$, having a radius of 9,380.00 feet, and a chord that bears $S 53^{\circ}23'23'' W$, a distance of 608.63 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.00 feet right of Southeast Loop E.C.S. 258+99.68, and
- 6) $S 51^{\circ}31'50'' W$, a distance of 2,933.39 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.00 feet right of Southeast Loop E.C.S. 229+66.29 on the existing east right-of-way line of said C.R. 163, for the southwest corner of the parcel described herein;

THIS SPACE INTENTIONALLY LEFT BLANK

County: Williamson
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September 7, 2023

7) **THENCE** N 07°48'24" E, departing the proposed south right-of-way line of said Southeast Loop, with the existing east right-of-way line of said C.R. 163, a distance of 425.36 feet to the **POINT OF BEGINNING**, and containing 24.223 acres (1,055,154 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

That I, Scott C. Brashear, 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 herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 9/7/2023
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

WILLIAM GATLIN SURVEY NO. 271
SECTION NO. 23. ABSTRACT NO. 271

BROOKLAND PARTNERS LTD
REMAINDER OF A CALLED 62.136 ACRES
DOC. NO. 2017023816
O.P.R. W. C. TX.

SWINDOLL LP
INVESTMENT TRUST
CALLED 10 ACRES
DOC. NO. 200803458
O.P.R. W. C. TX.

CLAYTON PROPERTIES GROUP INC.
CALLED 271.214 ACRES
RECORDED JANUARY 14, 2021
DOC. NO. 2021007407
O.P.R. W. C. TX.

PROPOSED ROW

N51°31'50"E 2,983.18'

245+00

35-1 (24.223 AC.)

PROPOSED ROW

SS1°31'50"W 2,933.39'

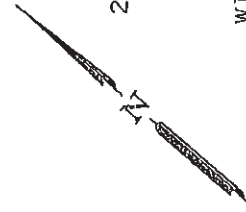
SOUTHEAST LOOP
ENGINEER'S CENTERLINE

240+00

N51°31'50"E 4,121.19'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S08°20'19"W	65.88'
(L1)	(S51°08'00"W)	(789.16')
L2	N51°31'50"E	57.84'



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

FILE: \\samitno\AUSA\PROJECTS\1021061125\100\Survey\03Exhibit\ts\35\PLAT\04\NP-35_1.dgn

PAGE 4 OF 7
REF. FIELD NOTE NO. 49164

EXISTING 271.214 AC.	ACQUIRE 24.223 AC.	REMAINING 118.725 AC.	LEFT
		REMAINING 128.266 AC.	RIGHT

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
CLAYTON PROPERTIES GROUP INC.
TAX ID: R020588, R020620
PARCEL 35-1
24.223 AC. (1,055,154 SQ. FT.)

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064800

MATCH LINE 5 OF 7

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 17' 36" L	9,380.00'	539.16'	539.08'	N49° 53' 02" E
C2	00° 52' 36" R	3,905.00'	59.75'	59.75'	N48° 40' 32" E
C3	03° 43' 06" L	9,380.00'	608.74'	608.63'	S53° 23' 23" W

WILLIAM GATLIN SURVEY
SECTION NO. 23, ABSTRACT NO. 271

ENGINEER'S CENTERLINE
CURVE DATA
P1 Sta 276+88.71
E = 101.82, 147.81
L = 24.82, 46.91 (RT)
D = 61.33, 32.55
L = 1,589.87
T = 812.81
R = 3,675.00'
PC Sta 268+88.78
PT Sta 284+88.65

JAMES HICKMAN SURVEY
SECTION NO. 24, ABSTRACT NO. 291

100' PIPERLINE EASEMENT
DOC. NO. 200703246
O. P. R. W. C. TX.

PROPOSED ROW

SOUTHEAST LOOP
ENGINEER'S CENTERLINE 255+00.0'

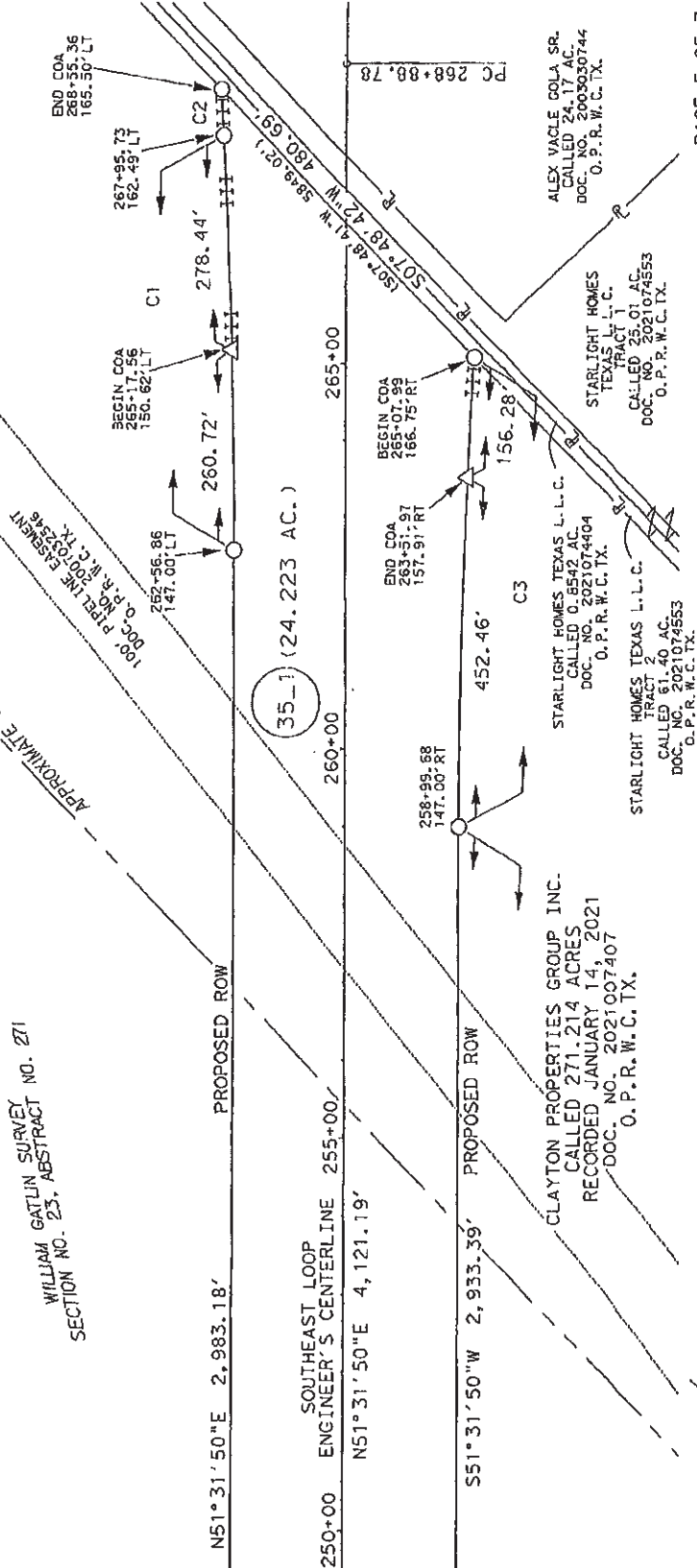
N51° 31' 50" E 4,121.19'

PROPOSED ROW

S51° 31' 50" W 2,933.39'

MATCH LINE: 4 OF 7

35-1 (24.223 AC.)



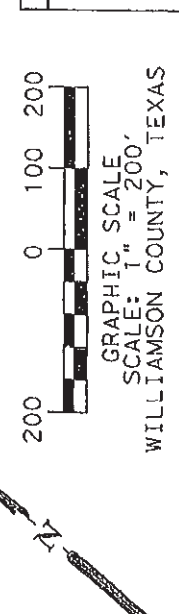
REF. FIELD NOTE NO. 49164
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EXISTING	ACQUIRE	REMAINING
271.214 AC.	24.223 AC.	118.725 AC.
		128.266 AC.

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 376-3029
Texas Firm Registration No. 10064360

SAM

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
CLAYTON PROPERTIES GROUP INC.
TAX ID: R020588, R020620
PARCEL 35-1
24.223 AC. (1,055,154 SQ. FT.)



SCHEDULE B:

THIS SURVEY HEREOF WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-159119, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 12, 2022, AND ISSUED DATE SEPTEMBER 20, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
 1. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
 2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 281, PAGE 599 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 281, PAGE 599 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 4. A PIPELINE EASEMENT GRANTED TO LONE STAR GAS COMPANY AS DESCRIBED IN VOLUME 476, PAGE 262 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. AS AFFECTED BY RESTRICTIVE COVENANTS AND PARTIAL RELEASE OF EASEMENT RECORDED IN DOCUMENT NO. 2007032546, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
 5. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 599, PAGE 609 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 6. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 599, PAGE 609 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 7. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 892, PAGE 754 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 8. AN UNDERGROUND GAS SUPPLY PIPELINE EASEMENT GRANTED TO ATROS ENERGY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2008001631 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 9. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO AS DESCRIBED IN DOCUMENT NO. 2008018623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 10. AN OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS FACILITIES EASEMENT GRANTED TO ORCOR ELECTRIC DELIVERY COMPANY, LLC AS DESCRIBED IN DOCUMENT NO. 2016088661 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PARTIAL ASSIGNMENT OF CONSENT AGREEMENT OF RECORD IN DOCUMENT NO. 2021054968 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

12. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PETITION FOR CONSENT TO CREATION OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 35 OF RECORD IN DOCUMENT NO. 2021095825 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

13. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

14. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

15. ANY ENCRUMPTION, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO INTERESTS NOT FOLLOWING THE PROPERTY BOUNDARIES THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

FILE:\\saminc\AUSA\PROJECTS\1021061125\100\Survey\03Exhibit\ts\35\PLAT\04\p-35_1.dgn

EXISTING	271.214 AC.	ACQUIRE	24.223 AC.	REMAINING	118.725 AC.	LEFT
				REMAINING	128.266 AC.	RIGHT
				RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF CLAYTON PROPERTIES GROUP INC. TAX ID: R020588, R020620 PARCEL 35_1 24.223 AC. (1,035,154 SQ. FT.)		
				4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 526-3029 <small>Form 789 Registration No. 10064500</small>		



LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II CONCRETE MONUMENT FOUND
- ◉ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 800 NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ⊗ RAILROAD TIE
- ⊗ CALCULATED POINT
- △ PROPERTY LINE
- ⊞ RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

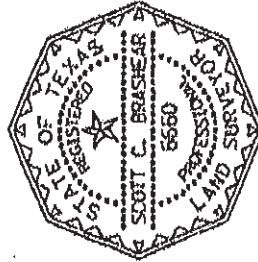
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. T-153119, EFFECTIVE DATE SEPTEMBER 12, 2022, AND ISSUED DATE SEPTEMBER 20, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

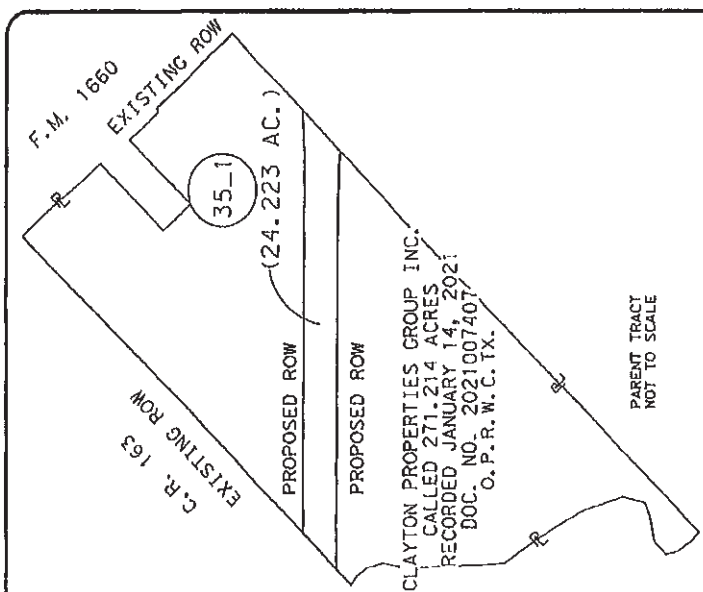
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear
 SCOTT C. BRASHEAR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6660, STATE OF TEXAS

9/7/2023
 DATE



SAM
 4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300



PAGE 7 OF 7
 REF. FIELD NOTE NO. 49164

FILE: \\saminc\VAUS\PROJECTS\1021061125\100\Survey\03Exhibits\35\PLAT\04VP-35.1.dgn

EXISTING 271.214 AC.	ACQUIRE 24.223 AC.	REMAINING 118.725 AC. LEFT
		REMAINING 128.266 AC. RIGHT

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 CLAYTON PROPERTIES GROUP INC.
 TAX ID: R020588, R020620
 PARCEL 35-1
 24.223 AC. (1,055,154 SQ. FT.)

Exhibit "B"

County: Williamson
Parcel No.: 35_2
Tax ID: R020588, R020620
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 6
September 7, 2023

PROPERTY DESCRIPTION FOR PARCEL 35_2

DESCRIPTION OF A 1.272 ACRE (55,392 SQ. FT.) PARCEL OF LAND LOCATED IN THE WILLIAM GATLIN SURVEY, SECTION NO. 23, ABSTRACT NO. 271, AND THE JAMES HICKMAN SURVEY, SECTION NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 271.214 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CLAYTON PROPERTIES GROUP INC., RECORDED JANUARY 14, 2021 IN DOCUMENT NO. 2021007407, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.272 ACRE (55,392 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch Iron rod with aluminum cap stamped "TXDOT" found 1,668.34 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 266+10.86 on the existing south right-of-way line of F.M. 1660, a variable width right-of-way, as described in Document No. 2016064888, O.P.R.W.C.TX., for an exterior ell corner of said 271.214 acre tract, said point being the beginning of a curve to the left;

THENCE, with the existing south right-of-way line of Southeast Loop, the following two (2) courses and distances:

With said curve to the left, an arc distance of 128.94 feet, through a delta of $07^{\circ}06'13''$, having a radius of 1,040.00 feet, and a chord that bears $S 79^{\circ}06'22'' E$, a distance of 128.86 feet to a TXDOT Type II bronze disk in concrete found, and

$S 82^{\circ}38'46'' E$, a distance of 217.94 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: $N=10,162,723.22$, $E=3,178,896.84$) set 1,414.26 feet left of Southeast Loop E.C.S. 268+46.65 on the proposed north right-of-way line of Southeast Loop, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the proposed north right-of-way line of Southeast Loop, with the existing south right-of-way line of F.M. 1660, the following three (3) courses and distances numbered 1-3:

- 1) $N 07^{\circ}43'50'' E$, a distance of 35.02 feet to a TXDOT Type II bronze disk in concrete found on the existing south right-of-way line of F.M. 1660 as described in Volume 384, Page 602, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and in Volume 384, Page 612, D.R.W.C.TX., and as depicted in Texas Department of Transportation (TXDOT) strip map CSJ Number 1666-002-01, dated July 1952,
- 2) $S 82^{\circ}29'06'' E$, a distance of 291.96 feet to a calculated point, and
- 3) $S 82^{\circ}49'21'' E$, a distance of 510.62 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 895.78 feet left of Southeast Loop E.C.S. 273+26.38 on the proposed north right-of-way line of Southeast Loop, for the most northerly northeast corner of the parcel described herein;

THENCE, departing the existing south right-of-way line of said F.M. 1660, with the proposed north right-of-way line of Southeast Loop, the following two (2) courses and distances numbered 4-5:

- 4) $S 07^{\circ}11'08'' W$, a distance of 25.56 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 875.89 feet left of Southeast Loop E.C.S. 273+13.44, said point being the beginning of a curve to the right,

County: Williamson
Parcel No.: 35_2
Tax ID: R020588, R020620
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 6
September 7, 2023

5) With said curve to the right, an arc distance of 150.43 feet, through a delta of $16^{\circ}06'38''$, having a radius of 535.00 feet and a chord which bears $S 37^{\circ}04'52'' E$, a distance 149.94 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 726.60 feet left of Southeast Loop E.C.S 273+24.85 on the common line of said 271.214 acre tract and a called 61.40 acre tract described as Tract 2 in a deed to Starlight Homes Texas L.L.C., recorded in Document No. 221074553, O.P.R.W.C.TX., for the most easterly northeast corner of the parcel described herein;

6) **THENCE**, $S 07^{\circ}48'42'' W$, departing the proposed north right-of-way line of Southeast Loop, with the common line of said 271.214 acre tract and said 61.40 acre tract, a distance of 223.34 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 556.60 feet left of Southeast Loop E.C.S 272+01.50 on the proposed north right-of-way line of said Southeast Loop, for the southeast corner of the parcel described herein;

THENCE, departing the common line of said 271.214 acre tract and said 61.40 acre tract, with the proposed north right-of-way line of Southeast Loop, over and across said 271.214 acre tract, the following three (3) courses and distances numbered 7-9:

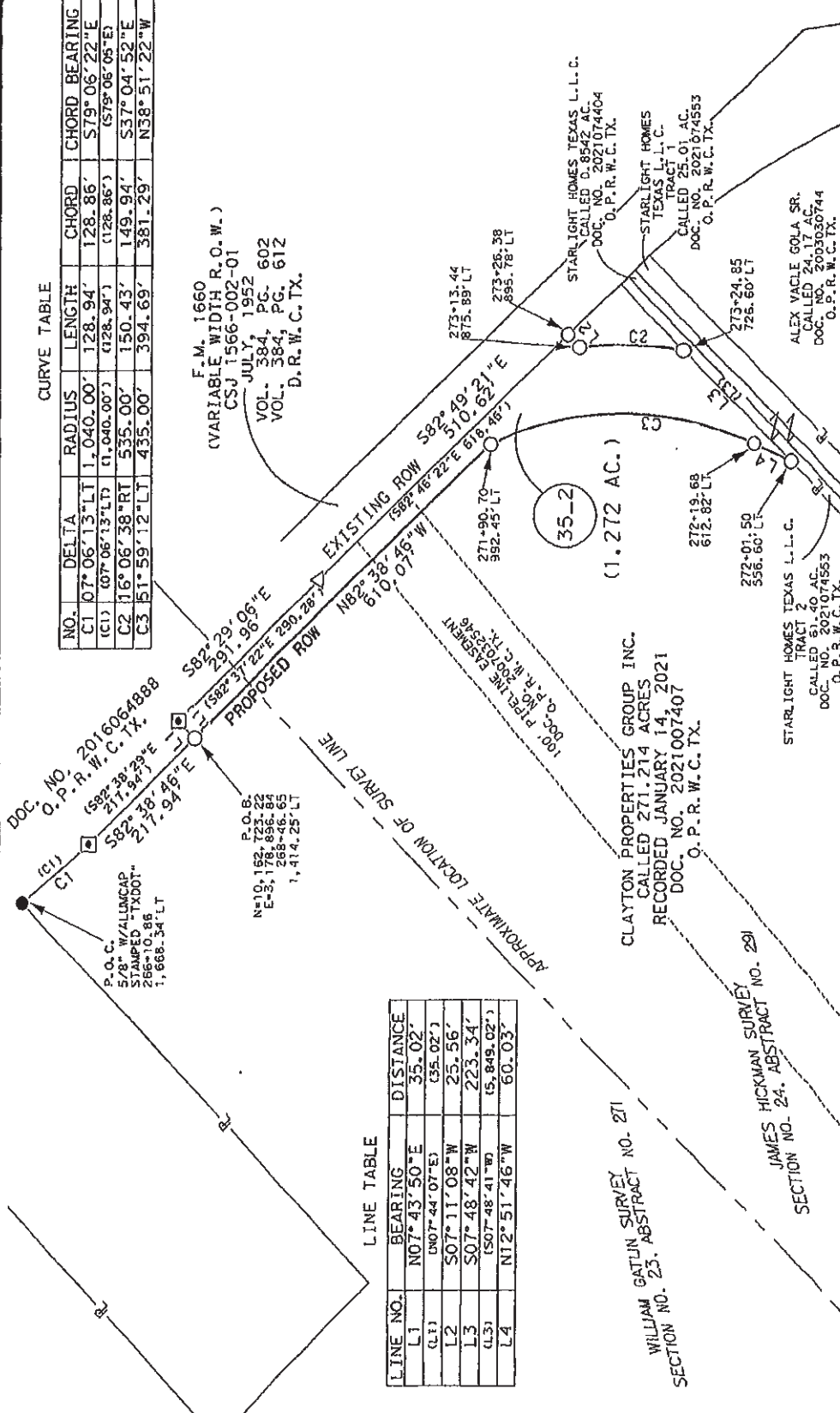
- 7) $N 12^{\circ}51'46'' W$, a distance of 60.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 612.82 feet left of Southeast Loop E.C.S. 272+19.68, said point being the beginning of a curve to the left,
- 8) With said curve to the left, an arc distance of 394.69 feet, through a delta of $51^{\circ}59'12''$, having a radius of 435.00 feet, and a chord that bears $N 38^{\circ}51'22'' W$, a distance of 381.29 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 992.45 feet left of Southeast Loop E.C.S. 271+90.70, and

THIS SPACE INTENTIONALLY LEFT BLANK

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
(C1)	07° 06' 13" LT	1,040.00'	128.94'	128.86'	S79° 06' 22" E
(C2)	16° 06' 38" RT	535.00'	150.43'	149.94'	S37° 04' 52" E
(C3)	51° 59' 12" LT	435.00'	394.69'	381.29'	N38° 51' 22" W

F.M. 1660
(VARIABLE WIDTH R.O.W.)
CSJ 1566-002-01
JULY, 1952
VOL. 384, PG. 602
VOL. 384, PG. 612
D. R. W. C. TX.



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N07° 43' 50" E	35.02'
(L1)	S07° 44' 07" E	(35.02')
L2	S07° 11' 08" W	25.56'
L3	S07° 48' 42" W	223.34'
(L3)	(S07° 48' 41" W)	(5,849.02')
L4	N12° 51' 46" W	60.03'

PAGE 4 OF 6
REF. FIELD NOTE NO. 49642

FILES\scam\inc\VALS\PROJECTS\1021061125\100\SURVEY\05EXHIBITS\SSVPLAT04P-35.3.dgn

EXISTING 271.214 AC. ACQUIRE 1.272 AC. REMAINING 269.942 AC. LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78755
(512) 447-0575
Fax: (512) 326-3029
Texas Real Registration No. 10060800

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
CLAYTON PROPERTIES GROUP INC.
TAX ID: R020588, R020620
PARCEL 35.2
1.272 AC. AC. (55,392 SQ. FT.)



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

WILLIAM GATLIN SURVEY NO. 271
SECTION NO. 23, ABSTRACT NO. 271

JAMES HICKMAN SURVEY NO. 291
SECTION NO. 24, ABSTRACT NO. 291

CLAYTON PROPERTIES GROUP INC.
CALLED JANUARY 14, 2021
DOC. NO. 2021007407
O. P. R. W. C. TX.

STARLIGHT HOMES TEXAS L.L.C.
CALLED 01.40 AC.
DOC. NO. 2021074553
O. P. R. W. C. TX.

STARLIGHT HOMES TEXAS L.L.C.
CALLED 0.8542 AC.
DOC. NO. 2021074404
O. P. R. W. C. TX.

STARLIGHT HOMES TEXAS L.L.C.
CALLED 95.01 AC.
DOC. NO. 2021074553
O. P. R. W. C. TX.

ALEX VACILE GOLA SR.
CALLED 77.07 AC.
DOC. NO. 2023030744
O. P. R. W. C. TX.

(1.272 AC.)
35-2

SCHEDULE B:

THIS SURVEY HERON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-159119 ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 12, 2022, AND ISSUED DATE SEPTEMBER 20, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTIONAL):
 1. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
 2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 528, PAGE 599 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND/OR SYSTEM EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 528, PAGE 537 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 4. A PIPELINE EASEMENT GRANTED TO LOWE STAR GAS COMPANY AS DESCRIBED IN VOLUME 476, PAGE 262 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. AS REFLECTED BY RESTRICTIVE COVENANTS AND PARTIAL RELEASE OF EASEMENT RECORDED IN DOCUMENT NO. 20070325-46, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
 5. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 598, PAGE 18 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
 6. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 599, PAGE 609 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
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 8. AN UNDERGROUND GAS SUPPLY PIPELINE EASEMENT GRANTED TO ATMOS ENERGY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2008001631 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 9. A WATER/WASTEWATER LINE EASEMENT GRANTED TO CITY OF HUTTO AS DESCRIBED IN DOCUMENT NO. 2008018623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
 10. AN OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS FACILITIES EASEMENT GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC AS DESCRIBED IN DOCUMENT NO. 2016089861 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PARTIAL ASSIGNMENT OF CONSENT AGREEMENT OF RECORD IN DOCUMENT NO. 2021094868 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)


12. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PETITION FOR CONSENT TO CREATION OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 35 OF RECORD IN DOCUMENT NO. 2021095825 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

13. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND INTERESTS RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER RECORDED IN SCHEDULE B OR NOT, THAT MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

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FILE:\\sam\inc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\US\PLAT\04NP-35.3.dgn

EXISTING 271.214 AC.	ACQUIRE 1.272 AC.	REMAINING 269.942 AC.	LEFT
		RIGHT-OF-WAY SKETCH	
		SHOWING PROPERTY OF CLAYTON PROPERTIES GROUP INC. TAX ID: R020588, R020620 PARCEL 35_2 1.272 AC. AC. (55,392 SQ. FT.)	
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 526-3029 Texas Firm Registration No. 10064900			

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ⊗ RAILROAD TIE
- △ CALCULATED POINT
- PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVDB88 TEXAS COORDINATE SYSTEM CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GE NO. T-15919, EFFECTIVE DATE SEPTEMBER 12, 2022, AND ISSUED DATE SEPTEMBER 20, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, L.L.C. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, L.L.C.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

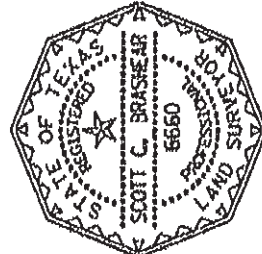
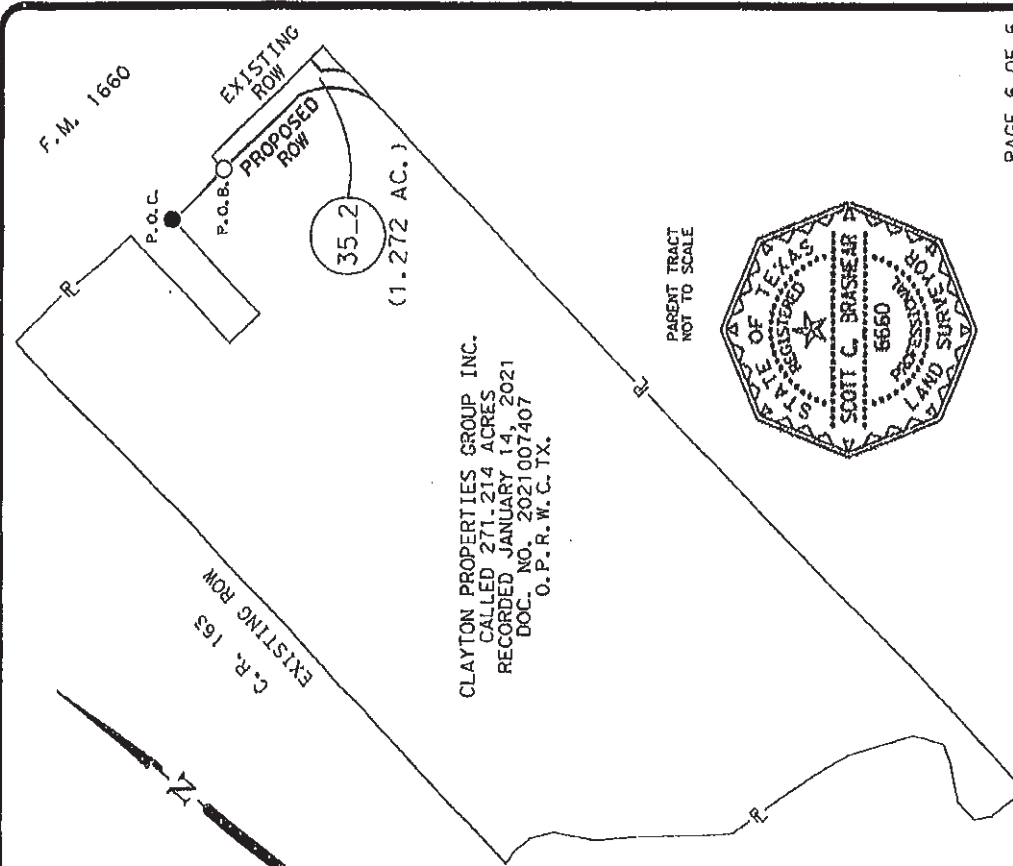
Scott C. Brashear
 SCOTT C. BRASHEAR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6660, STATE OF TEXAS

9/7/2023
 DATE



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 526-3029
 Texas Real Registration No. 10065500

EXISTING 271.214 AC.	ACQUIRE 1.272 AC.	REMAINING 269.942 AC. LEFT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF CLAYTON PROPERTIES GROUP INC. TAX ID: R020588, R020620 PARCEL 35-2 1.272 AC. AC. (55,392 SQ. FT.)		



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①
E

Texas National Title, Inc
305 Denali Pass, Ste A
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024004709

DEED Fee: \$0.00
01/19/2024 03:42 PM

CFIRESTONE

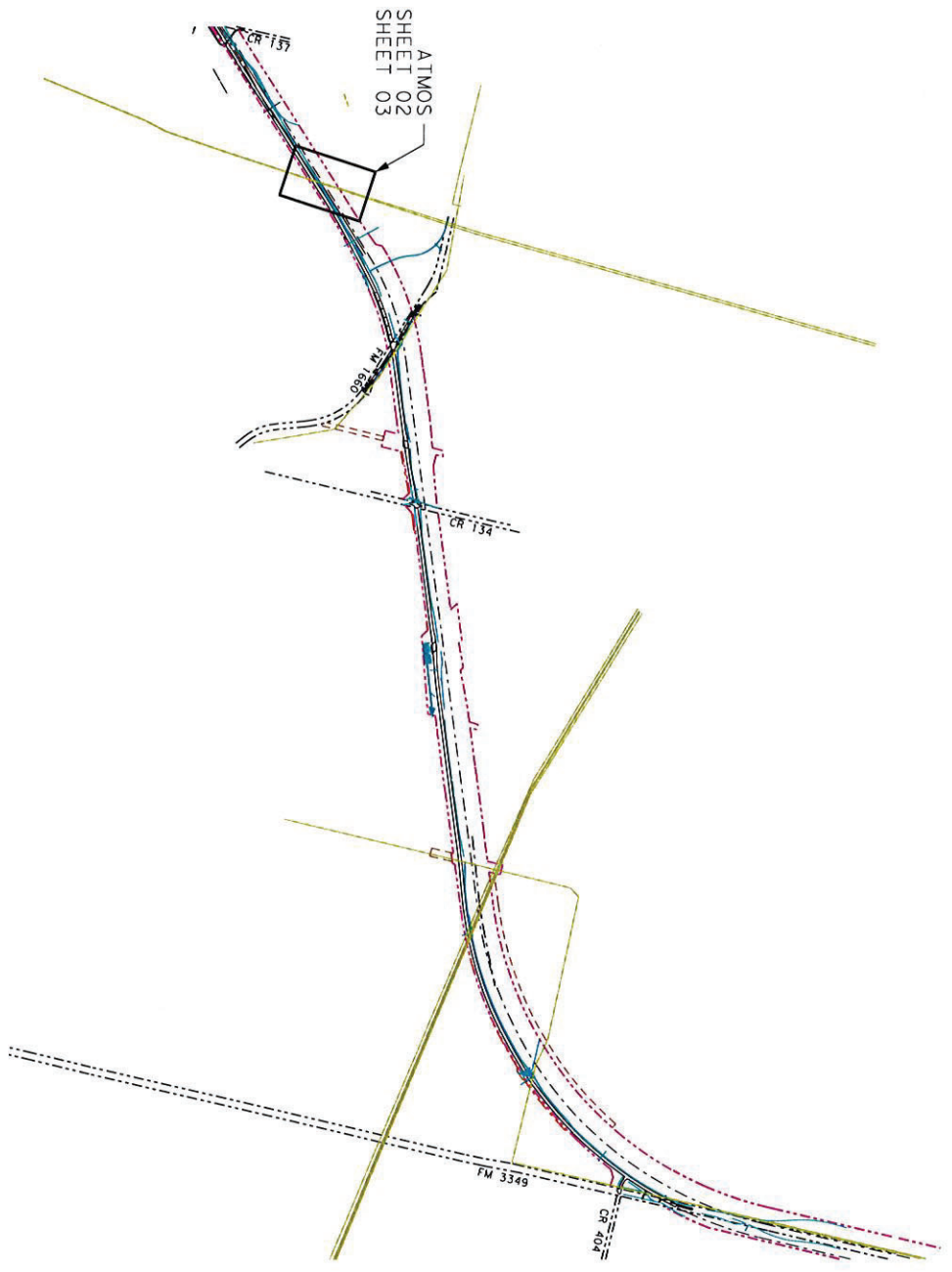


Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

EXHIBIT B

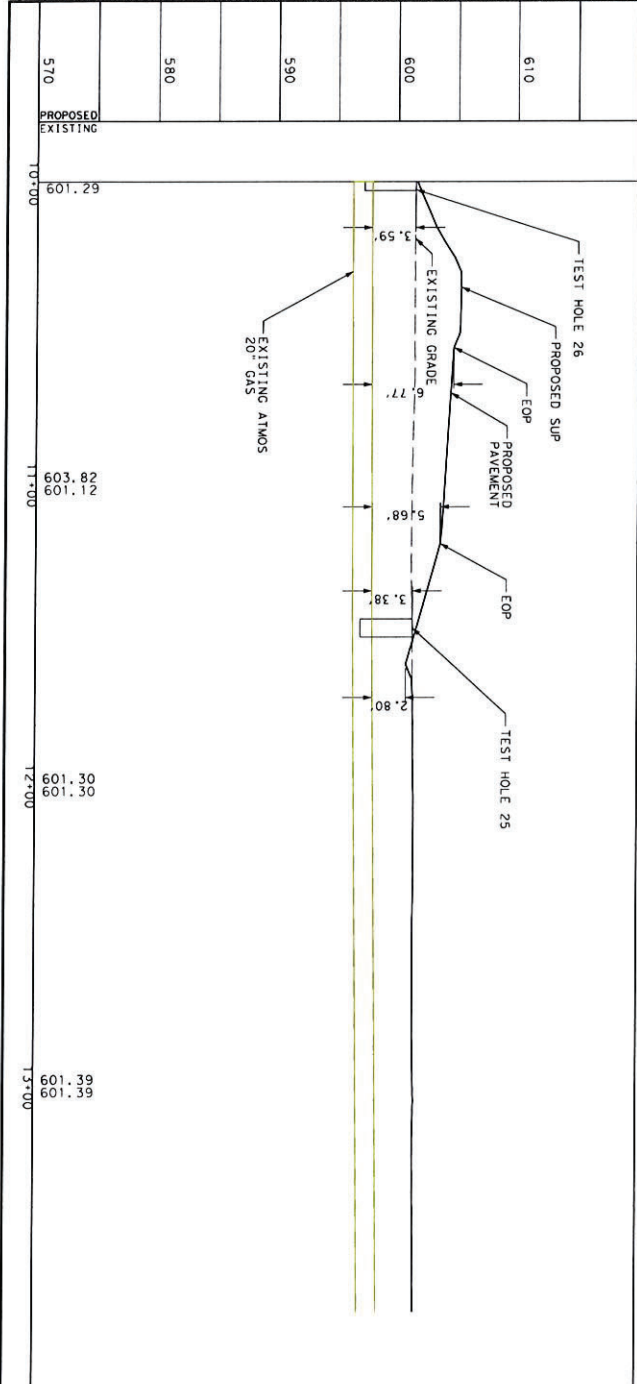
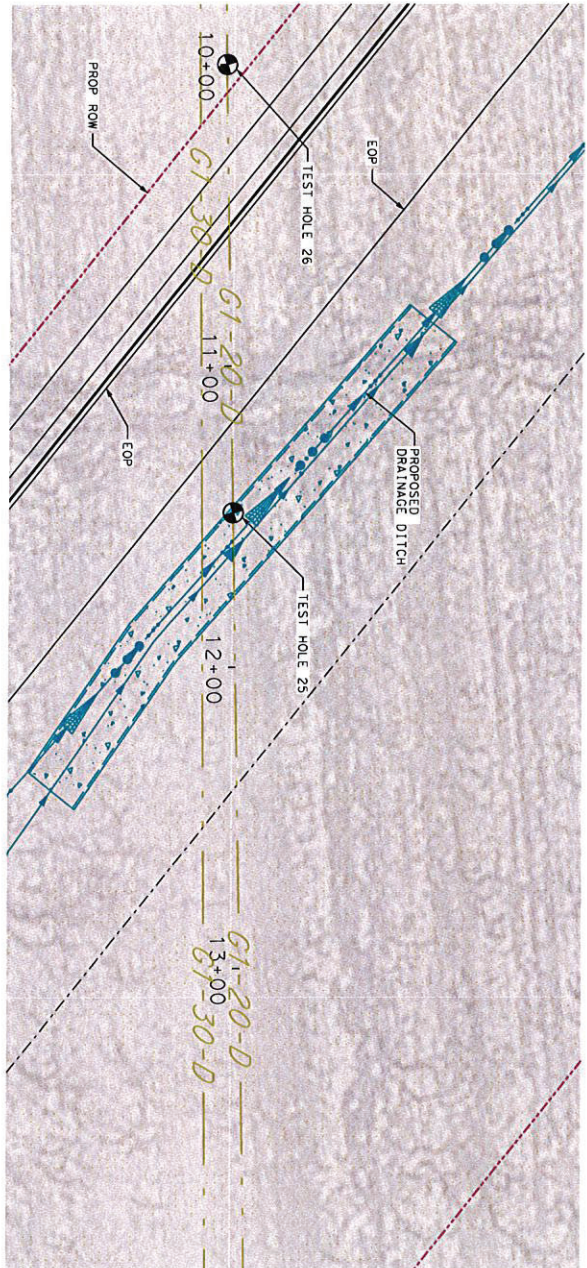
(THE ENCROACHING FACILITY)



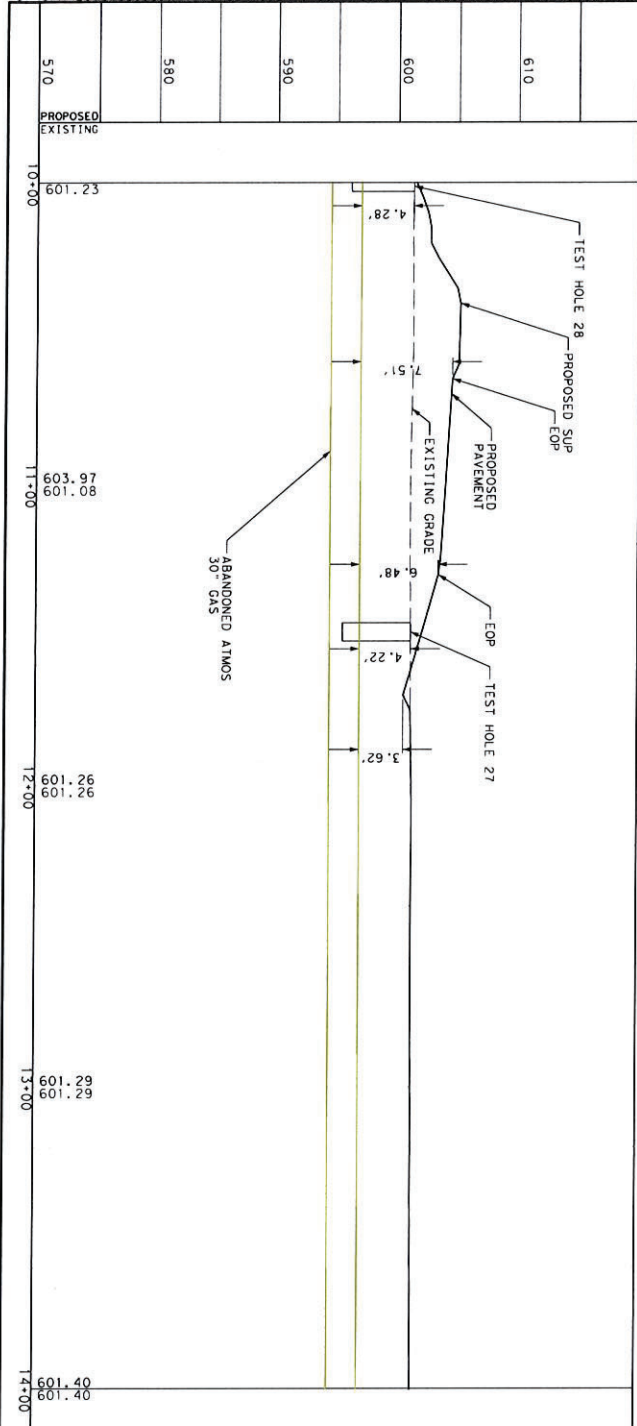
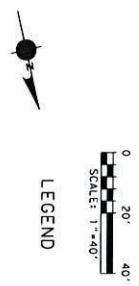
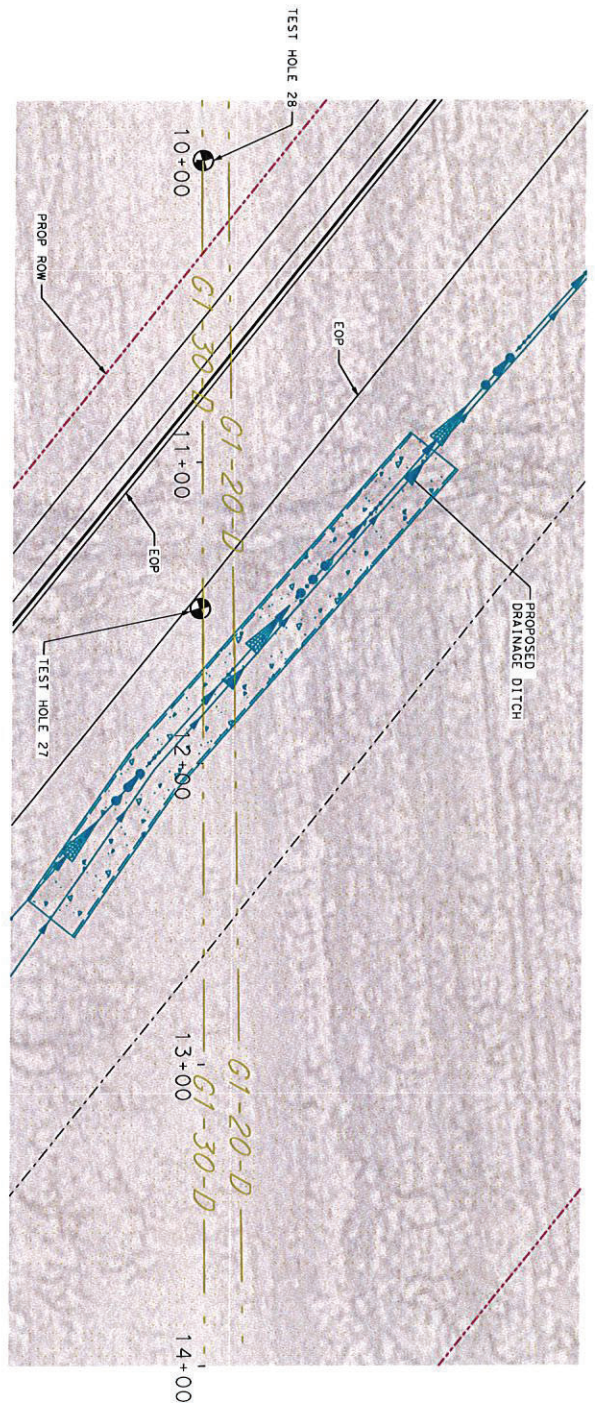
ATMOS
 SHEET 02
 SHEET 03



9600 N. Moque Expressway, Suite 800 Austin, Texas 78759 512.834.9799 fax 512.834.9553 www.cobbhendley.com	
SE LOOP PH2 PROJECT LAYOUT ATMOS GAS LONO EXHIBIT	
SCALE HORIZONTAL: 1"=40' VERTICAL: 1"=10'	
DESIGN BY: [] CHECKED BY: [] DATE: []	SHEET 1 OF 3 PROJECT NO. [] COUNTY: WILLIAMSON JOB NO. [] DRAWING NO. []



570	580	590	600	610
9600 N. Meador Expressway, Suite 800 Austin, Texas 78759 512.834.9798 fax 512.834.9553 www.cobbhendley.com				
SE LOOP PH2 PLAN AND PROFILE ATMOS GAS LONO EXHIBIT				
SCALE HORIZONTAL: 1"=40' SCALE VERTICAL: 1"=10' SHEET 2 OF 3 DESIGN BY: [blank] DATE: [blank] CHECKED BY: [blank] DATE: [blank] FEDERAL AID PROJECT NO.: [blank] DIST. NO.: [blank] STATE: TX DIST. NO.: [blank] COUNTY: WILLIAMSON SECTION: [blank] JOB: [blank] HIGHWAY NO.: [blank]				



570	580	590	600	610
PROPOSED	EXISTING			
10+00	11+00	12+00	13+00	14+00
601.23	603.97 601.08	601.29 601.09	601.29 601.09	601.09
4.28'	7.51'	6.48'	4.22'	3.62'
TEST HOLE 28	PROPOSED SUP EOP	EXISTING GRADE	PROPOSED PAVEMENT	TEST HOLE 27
ABANDONED ATMOS 30" GAS				

570	580	590	600	610
PROPOSED	EXISTING			
10+00	11+00	12+00	13+00	14+00
601.23	603.97 601.08	601.29 601.09	601.29 601.09	601.09
4.28'	7.51'	6.48'	4.22'	3.62'
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ABANDONED ATMOS 30" GAS				

SE LOOP PH2 PLAN AND PROFILE ATMOS GAS LONO EXHIBIT	 9600 N. Mojac Expressway, Suite 800 Austin, Texas 78759 512.834.9798 fax 512.834.9553 www.cobbhendley.com	 HERRICK A. HORVATH 140327 REGISTERED PROFESSIONAL ENGINEER	WILLIAMSON COUNTY TEXAS
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SCALE HORIZONTAL: 1"=40'	SHEET 3 OF 3
DESIGN BY: [blank]	FEDERAL AID PROJECT NO. [blank]
DATE: [blank]	NO. [blank]
STATE: TX	DIST. NO. [blank]
CHECKED BY: [blank]	SECTION [blank]
DH	JOB [blank]