

REAL ESTATE CONTRACT

CR 258 Right of Way

THIS REAL ESTATE CONTRACT (“Contract”) is made by and between **ENCLAVE AT LIBERTY HILL, LLC, a Texas limited liability company, as to an 84% undivided interest, and 2125 HYDEPARK APARTMENTS LLC, a Florida limited liability company, as to a 16% undivided interest** (referred to in this Contract as “Seller”, whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as “Purchaser”), upon the terms and conditions set forth in this Contract.

ARTICLE I PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 4.317-acre (188,049 square foot) tract of land, out of and situated in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel 1**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the “Property”), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property described in Exhibit “A”, any improvements located upon the Property, and any damage to or cost of cure for the remaining property of Seller, shall be the sum of TWO MILLION EIGHT HUNDRED TWENTY THOUSAND SEVEN HUNDRED THIRTY-FIVE and 00/100 Dollars (\$2,820,735.00).

Payment of Purchase Price

2.03. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

4.02. The Property is being conveyed to Purchaser under threat of condemnation.

**ARTICLE V
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before January 21, 2026, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

- (1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibit "A", free and clear of any and all monetary liens and restrictions, except for the following:
 - (a) General real estate taxes for the year of closing and subsequent years not yet due and payable.
 - (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
 - (c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted.
 - (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
 - (c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".
- (4) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price and Additional Compensation, if any.

Prorations

5.04. General real estate taxes for the current year relating to the portion of the Property conveyed in fee simple shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively as incurred.

ARTICLE VI BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made, then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

**ARTICLE VIII
MISCELLANEOUS**

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by the Williamson County commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after December 31, 2025 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed Seward Junction improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

SELLER:

**ENCLAVE AT LIBERTY HILL, LLC,
a Texas limited liability company, as to an 84% undivided interest**

By: K.V.N. Ramakrishna

Address: 603 E. BROADWAY ST

Name: RAMAKRISHNA KANDULA

PROSPER, TX 75078

Title: MANAGER

Date: 12/10/2025

SELLER:

**2125 HYDEPARK APARTMENTS LLC,
a Florida limited liability company, as to a 16% undivided interest**

By: K.V.N. Ramakrishna

Address: 7901 4TH STREET N, STE 4058

Name: RAMAKRISHNA KANDULA

ST. PETERSBURG, FL 33702

Title: MANAGER

Date: 12/10/2025

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

County: Williamson
 Highway: C.R. 258
 Parcel No.: 1

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 October 29, 2025

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 4.317 ACRE (188,049 SQ. FT.) PARCEL OF LAND OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE FOLLOWING TWO (2) TRACTS OF LAND TO ENCLAVE AT LIBERTY HILL, LLC AND 2125 HYDEPARK APARTMENTS, LLC, TRACT NO. ONE A REMAINDER OF A CALLED 10.105 ACRE TRACT, RECORDED ON JULY 12, 2021, IN DOCUMENT NO. 2021103398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND TRACT NO. TWO A PORTION OF A CALLED 94.814 ACRE TRACT, RECORDED ON JULY 12, 2021, IN DOCUMENT NO. 2021103382, O.P.R.W.C.TX.; SAID 4.317 ACRE (188,049 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 an aluminum cap stamped "WILLIAMSON COUNTY" found 219.40 feet left of Engineer's Centerline Station (E.C.S.) 100+51.19 on the existing south right-of-way (R.O.W.) line of County Road 258 (C.R. 258), a variable width R.O.W., being a called 0.375 acre parcel to Williamson County, Texas, recorded in Document No. 2022031320, O.P.R.W.C.TX., for an interior ell corner of said remainder of a called 10.105 acre tract, from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found bears the following two (2) courses and distances: (1) North 21°16'24" West, a distance of 15.00 feet to a calculated point, and (2) North 68°43'36" East, a distance of 113.73 feet;

THENCE, South 68°43'36" West, with the existing south R.O.W. line of said C.R. 258 and north line of said remainder of a called 10.105 acre tract, a distance of 88.68 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,219,084.82, E=3,070,735.89) set 131.12 feet left of E.C.S. 100+57.14 on the proposed east R.O.W. line of C.R. 258, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the existing south R.O.W. line of said C.R. 258, with the proposed east R.O.W. line of said C.R. 258, over and across said 10.105 acre tract and said 94.814 acre tract, the following sixteen (16) courses and distances numbered 1-16:

- 1) **South 14°33'33" East**, a distance of **323.56 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.40 feet left of E.C.S. 103+99.14,
- 2) **South 54°11'41" East**, a distance of **72.78 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 187.01 feet left of E.C.S. 104+60.19,
- 3) **South 17°30'55" East**, a distance of **232.85 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 175.01 feet left of E.C.S. 106+87.19,
- 4) **South 72°29'05" West**, a distance of **94.84 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 80.23 feet left of E.C.S. 106+84.01,
- 5) **South 18°41'13" East**, a distance of **495.51 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.36 feet left of E.C.S. 111+78.63 for the beginning of a curve to the left,

EXHIBIT "A"

County: Williamson
Highway: C.R. 258
Parcel No.: 1

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- 6) With said curve to the left, having a radius of **6,440.77 feet**, an arc length of **31.01 feet**, through a **delta angle of 00°16'33"**, and a chord that bears **South 18°49'30" East**, a distance of **31.01 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.35 feet left of E.C.S. 112+09.64,
- 7) **South 18°57'46" East**, a distance of **696.60 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.70 feet left of E.C.S. 119+08.05 for the beginning of a curve to the left,
- 8) With said curve to the left, having a radius of **990.12 feet**, an arc length of **54.09 feet**, through a **delta angle of 03°07'48"**, and a chord that bears **South 20°31'40" East**, a distance of **54.08 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.63 feet left of E.C.S. 119+63.32,
- 9) **South 22°05'34" East**, a distance of **254.97 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 79.06 feet left of E.C.S. 122+19.62,
- 10) **South 64°26'22" East**, a distance of **27.52 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 97.73 feet left of E.C.S. 122+40.12,
- 11) **North 70°33'38" East**, a distance of **64.83 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 162.49 feet left of E.C.S. 122+43.13,
- 12) **South 19°27'23" East**, a distance of **292.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 175.03 feet left of E.C.S. 125+09.10,
- 13) **South 70°33'38" West**, a distance of **63.92 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 111.50 feet left of E.C.S. 125+16.08,
- 14) **South 19°26'22" East**, a distance of **365.82 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 130.84 feet left of E.C.S. 128+98.80,
- 15) **South 66°23'16" East**, a distance of **77.89 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 186.29 feet left of E.C.S. 129+53.50, and
- 16) **South 19°19'12" East**, a distance of **65.46 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 184.37 feet left of E.C.S. 130+18.94 on the south line of said 94.814 acre tract, also falling on the north line of a remainder of a called 155.911 acre tract of land described in a deed to McCullom 155, LP, recorded in Document No. 2025010733, O.P.R.W.C.TX., for the southeast corner of the parcel described herein, from which a 5/8-inch iron rod with a cap stamped "MCGRAY & MCGRAY" found on existing east R.O.W. line of said C.R. 258, being a called 6.780 acre parcel to Williamson County, Texas, recorded in Document No. 2025068047, O.P.R.W.C.TX., bears **South 19°19'12" East**, a distance of 2.14 feet;

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County: Williamson
Highway: C.R. 258
Parcel No.: 1

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17) **THENCE, South 68°35'14" West**, departing the proposed east R.O.W. line of said C.R. 258, with the south line of said 94.814 acre tract and the north line of said remainder of a called 155.911 acre tract, a distance of **79.50 feet** to a 1-inch iron pipe found on the existing east R.O.W. line of said C.R. 258, for the southwest corner of said 94.814 acre tract and of the parcel described herein, from which a 3/8-inch iron rod found for the southeast corner of a called 95.61 acre tract of land described in a deed to Liberty Hill Independent School District (I.S.D.), recorded in Document No. 2021177340, O.P.R.W.C.TX., bears North 84°33'38" West, a distance of 161.85 feet;

THENCE, departing the north line of said remainder of a called 155.911 acre tract, with the existing east R.O.W. line of said C.R. 258 and the west line of said 94.814 acre tract, the following three (3) courses and distances numbered 18-20:

18) **North 22°05'14" West**, a distance of **1,079.83 feet** to a 1/2-inch iron pipe found,

19) **North 19°16'28" West**, a distance of **1,620.34 feet** to a 1/2-inch iron rod with a plastic cap stamped "QUICK INC RPLS 6447" found, and

20) **North 15°17'26" West**, a distance of **16.35 feet** to a 1/2-inch iron rod with a plastic cap stamped "QUICK INC RPLS 6447" found for the northwest corner of said 94.814 acre tract, from which a 5/8-inch iron rod with an aluminum cap found for an ell corner of said 95.61 acre tract bears South 49°01'58" West, a distance of 88.21 feet;

21) **THENCE, South 74°02'52" East**, continuing with the existing east R.O.W. line of said C.R. 258, with the north line of said 94.814 acre tract, a distance of **13.04 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found for the southwest corner of said remainder of a called 10.105 acre tract;

22) **THENCE, North 03°14'16" East**, departing the north line of said 94.814 acre tract, continuing with the existing east R.O.W. line of said C.R. 258 and with the west line of said remainder of a called 10.105 acre tract, a distance of **253.13 feet** to a calculated point for the northwest corner of said remainder of a called 10.105 acre tract and of the parcel described herein, from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found bears South 47°13'05" East, a distance of 0.19 feet;

(THIS SPACE INTENTIONALLY LEFT BLANK)

EXHIBIT "A"

ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
REMAINDER OF A CALLED 10.105 ACRES
RECORDED JULY 12, 2021
DOCUMENT NO. 2021103398
O.P.R.W.C. TX.

COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)

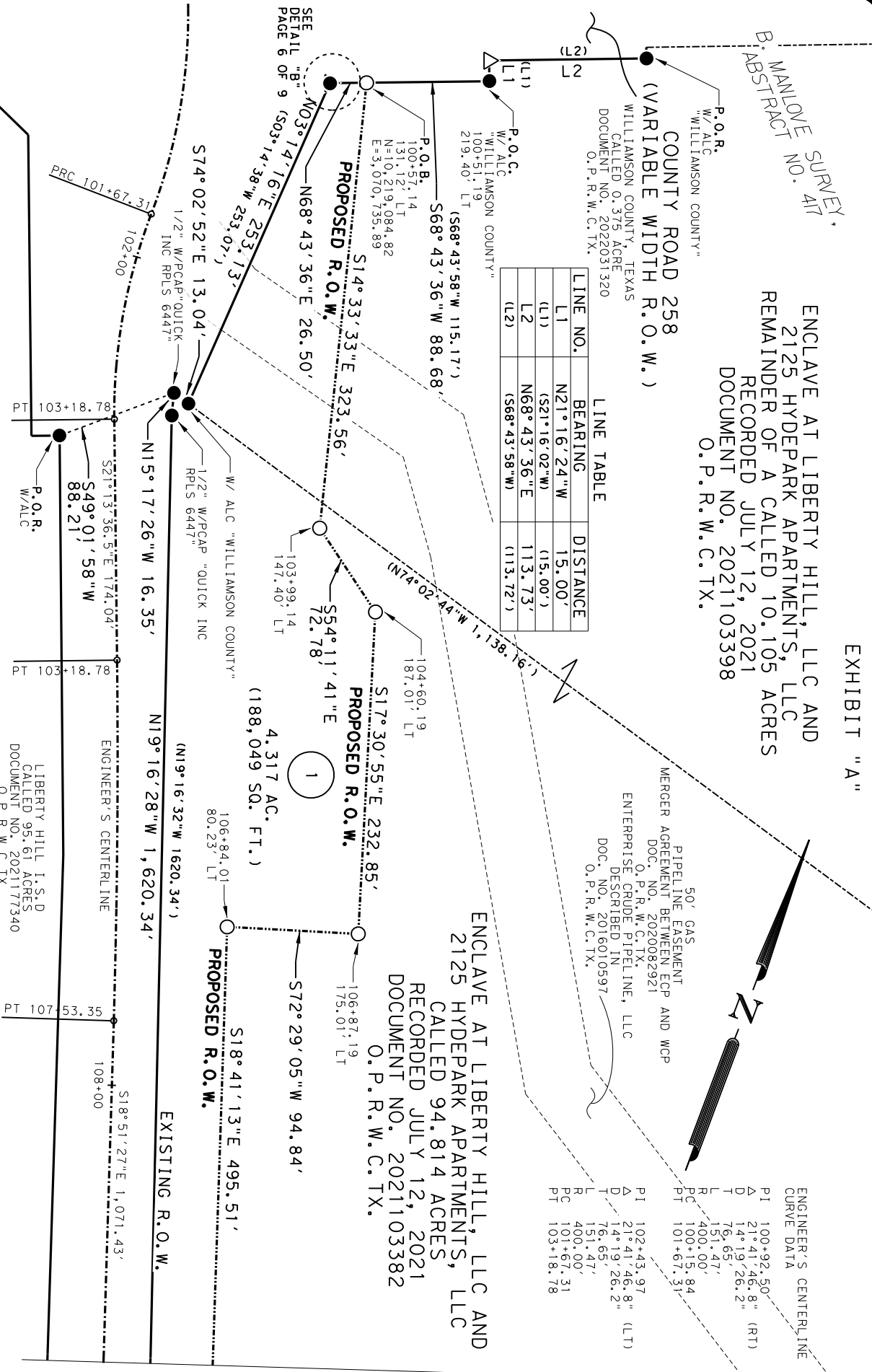
WILLIAMSON COUNTY, TEXAS
CALLED 0.375 ACRE
DOCUMENT NO. 2022031320
O.P.R.W.C. TX.

LINE NO.	BEARING	DISTANCE
L1	N21°16'24"W	15.00'
(L1)	(S21°16'02"W)	(15.00')
L2	N68°43'36"E	113.73'
(L2)	(S68°43'58"W)	(113.72')

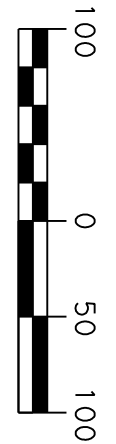
ENGINEER'S CENTERLINE
CURVE DATA

P1	100+92.50
Δ	21°41'46.8" (RT)
D	14°19'26.2"
T	76.65'
L	151.47'
R	400.00'
PC	100+15.84
PT	101+67.31
P1	102+43.97
Δ	21°41'46.8" (LT)
D	14°19'26.2"
T	76.65'
L	151.47'
R	400.00'
PC	101+67.31
PT	103+18.78

ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
CALLED 94.814 ACRES
RECORDED JULY 12, 2021
DOCUMENT NO. 2021103382
O.P.R.W.C. TX.



MATCH LINE PAGE 6 OF 10



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS



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

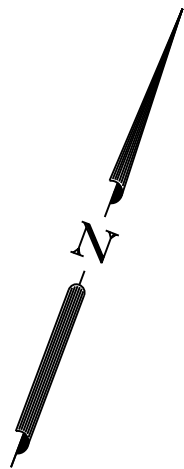
PARCEL SKETCH
SHOWING PROPERTY OF
ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
PARCEL 1
4.317 AC. (188,049 SQ. FT.)

FILE: \\sami\inc\AUS\PROJECTS\1024086845A\100\Survey\03Exhib\1+e\Parcel_1_Comb\red\Parcel 1_10.12
EXISTING *104.544 AC. ACQUIRE 4.317 AC. REMAINING 100.227 AC. LEFT
PAGE 5 OF 10
REF. FIELD NOTE NO. 51609

EXHIBIT "A"

50' GAS PIPELINE EASEMENT
 MERGER AGREEMENT BETWEEN ECP AND WCP
 DOC. NO. 2020082921
 O.P.R.W.C. TX.
 ENTERPRISE CRUDE PIPELINE, LLC
 DESCRIBED IN
 DOC. NO. 20160110597
 O.P.R.W.C. TX.

B. MANIOME SURVEY,
 ABSTRACT NO. 417



CURVE TABLE

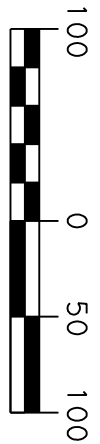
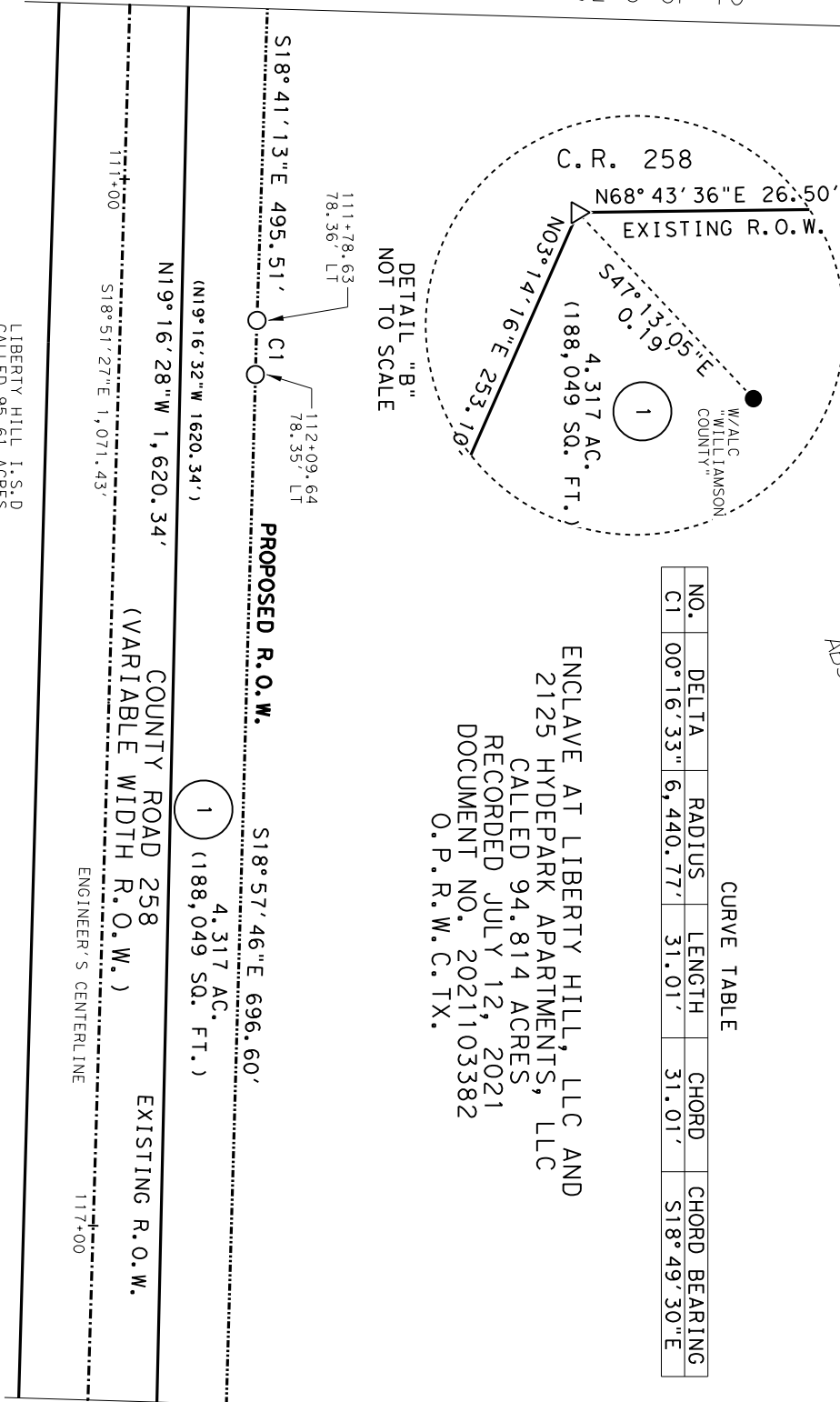
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 16' 33"	6,440.77'	31.01'	31.01'	S18° 49' 30"E

ENCLAVE AT LIBERTY HILL, LLC AND
 2125 HYDEPARK APARTMENTS, LLC
 CALLED 94.814 ACRES
 RECORDED JULY 12, 2021
 DOCUMENT NO. 2021103382
 O.P.R.W.C. TX.

MATCH LINE PAGE 5 OF 10

MATCH LINE PAGE 7 OF 10

DETAIL "B"
 NOT TO SCALE

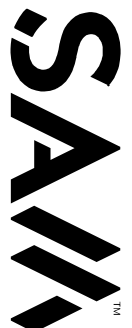


WILLIAMSON COUNTY, TEXAS

LIBERTY HILL I.S.D
 CALLED 95.61 ACRES
 DOCUMENT NO. 2021177340
 O.P.R.W.C. TX.

FILE: \\sami\inc\AUS\PROJECTS\1024086845A\100\Survey\03Exhibit\Parcel_1-2-10-12
 EXISTING *104.544 AC. ACQUIRE 4.317 AC. REMAINING 100.227 AC. LEFT

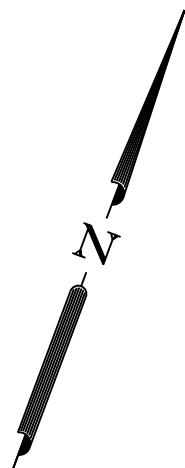
PAGE 6 OF 10
 REF. FIELD NOTE NO. 51609



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

PARCEL SKETCH
 SHOWING PROPERTY OF
 ENCLAVE AT LIBERTY HILL, LLC AND
 2125 HYDEPARK APARTMENTS, LLC
 PARCEL 1
 4.317 AC. (188,049 SQ. FT.)

B. MANIONE SURVEY,
ABSTRACT NO. 417



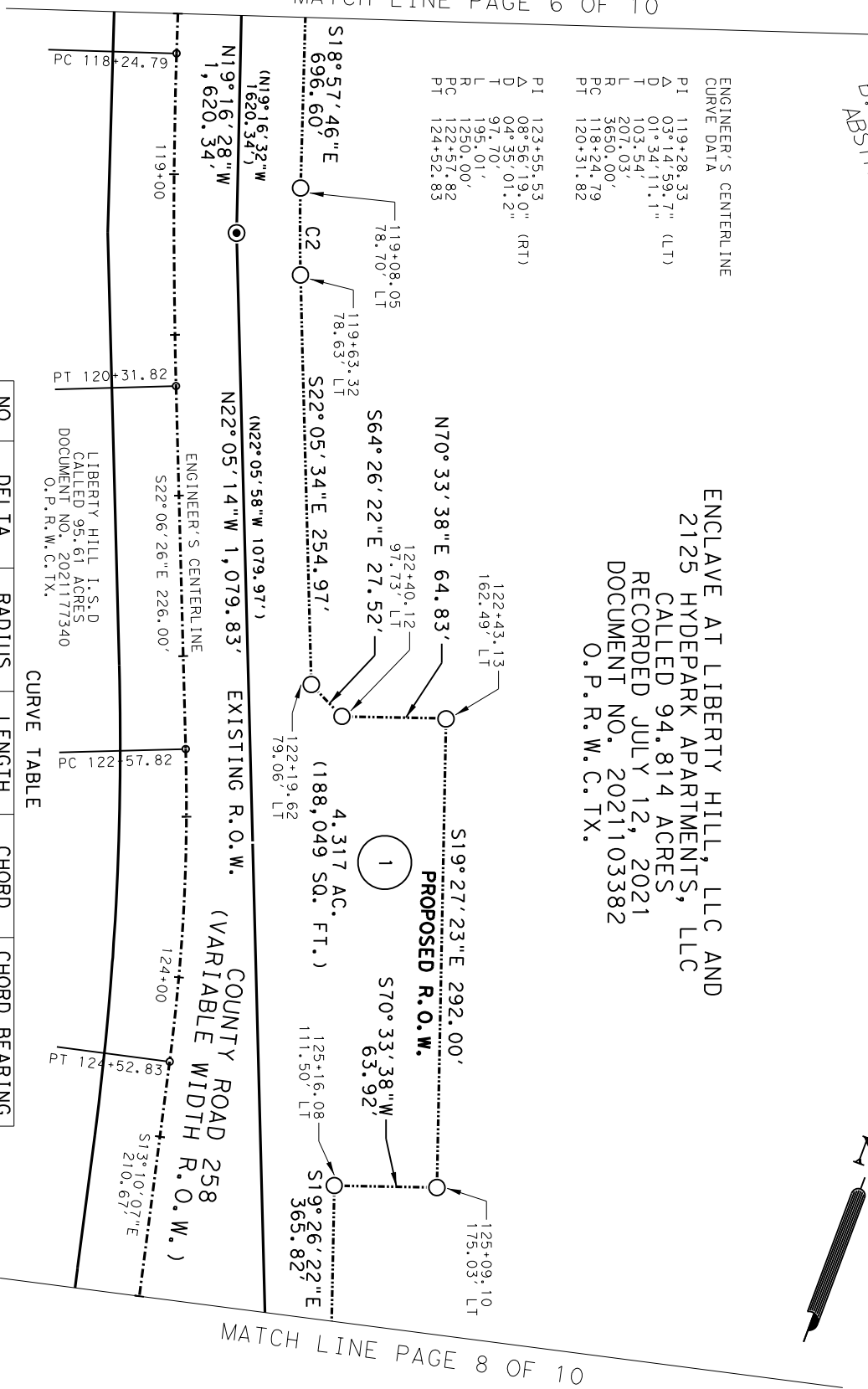
ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
CALLED 94.814 ACRES
RECORDED JULY 12, 2021
DOCUMENT NO. 2021103382
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE
CURVE DATA

PI	119+28.33
Δ	03°14'59.7" (LT)
D	01°34'11.1"
T	103.54'
L	207.03'
R	3650.00'
PC	118+24.79
PT	120+31.82

PI	123+55.53
Δ	08°56'19.0" (RT)
D	04°35'01.2"
T	97.10'
L	195.01'
R	1250.00'
PC	122+57.82
PT	124+52.83

MATCH LINE PAGE 6 OF 10



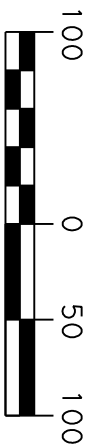
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	03°07'48"	990.12'	54.09'	54.08'	S20°31'40"E

CURVE TABLE

FILE: \\sami\inc\AUS\PROJECTS\1024086845A\100\Survey\03Exhibit\Parcel_1_Combined\Parcel_1_10.12
 EXISTING *104.544 AC. ACQUIRE 4.317 AC. REMAINING 100.227 AC. LEFT

PAGE 7 OF 10
REF. FIELD NOTE NO. 51609

MATCH LINE PAGE 8 OF 10



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS



SAMI

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

PARCEL SKETCH
SHOWING PROPERTY OF
ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
PARCEL 1
4.317 AC. (188,049 SQ. FT.)

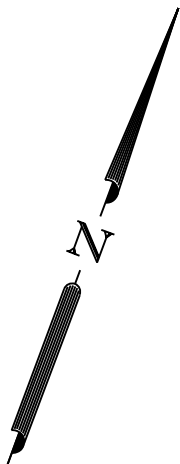
EXHIBIT "A"

B. MANLOVE SURVEY,
ABSTRACT NO. 417

ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
CALLED 94.814 ACRES
RECORDED JULY 12, 2021
DOCUMENT NO. 2021103382
O.P.R.W.C. TX.

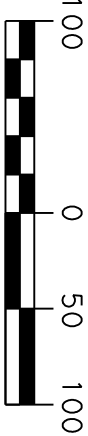
(S68° 34' 30" W 2007.76')

MCCOLLUM 155, LP
REMAINDER OF A CALLED 155.911 ACRES
DOCUMENT NO. 2025010733
O.P.R.W.C. TX.



MATCH LINE PAGE 7 OF 10

ENGINEER'S CENTERLINE
CURVE DATA
PI 127+38.80
Δ 07°49'53.7" (LT)
D 05°12'31.3"
T 75.29'
L 156.36'
PC 1100.00'
PT 128+63.50
PT 128+13.86



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS



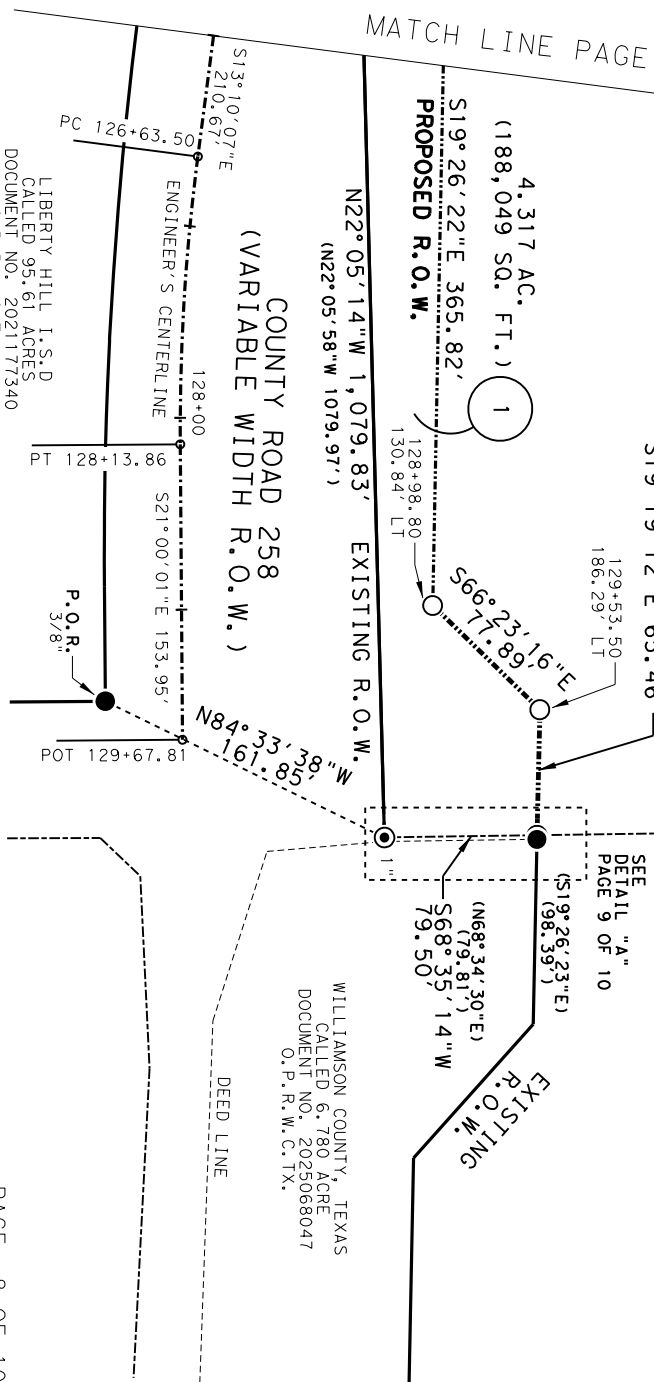
SAW

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Texas Firm Registration No. 10064300

FILE: \\saw\inc\AUS\PROJECTS\1024086845A\100\Survey\03Exhibit+Parcel_1_Combined\Parcel 1-2-10-12
EXISTING *104.544 AC. ACQUIRE 4.317 AC. REMAINING 100.227 AC. LEFT

PAGE 8 OF 10
REF. FIELD NOTE NO. 51609

PARCEL SKETCH
SHOWING PROPERTY OF
ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
PARCEL 1
4.317 AC. (188,049 SQ. FT.)



WILLIAMSON COUNTY, TEXAS
CALLED 6.780 ACRE
DOCUMENT NO. 2025068047
O.P.R.W.C. TX.

ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
CALLED 94.814 ACRES

EXHIBIT "A"

RECORDED JULY 12, 2021
DOCUMENT NO. 2021103382
O.P.R.W.C. TX.

S19°19'12"E 65.46'

PROPOSED R.O.W.

130+18.94
184.37' LT

W/CAP "MCGRAY"
& "MCGRAY"

S19°19'12"E 2.14'

MCCOLLUM 155, LP
REMAINDER OF A CALLED 155.911 ACRES
DOCUMENT NO. 2025010733
O.P.R.W.C. TX.

4.317 AC.
(188,049 SQ. FT.)

1

S68°35'14"W 79.50'

N22°05'14"W 1,079.83'

C.R. 258

N84°33'38"W
167.85'
N.T.S.

1"

N.T.S.

WILLIAMSON COUNTY, TEXAS
CALLED 6.780 ACRE
DOCUMENT NO. 2025068047
O.P.R.W.C. TX.

DEED LINE

DETAIL "B"
NOT TO SCALE

FILE: \\somin\inc\AUS\PROJECTS\1024086845A\100\Survey\03Exhibit+s\Parcel_1_Combined\Parcel_1_10.12
EXISTING *104.544 AC. ACQUIRE 4.317 AC. REMAINING 100.227 AC. LEFT

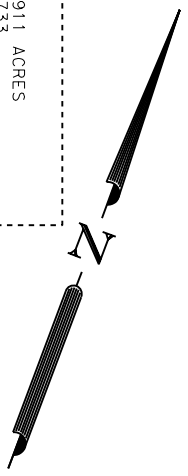
PAGE 9 OF 10
REF. FIELD NOTE NO. 51609



SAMI

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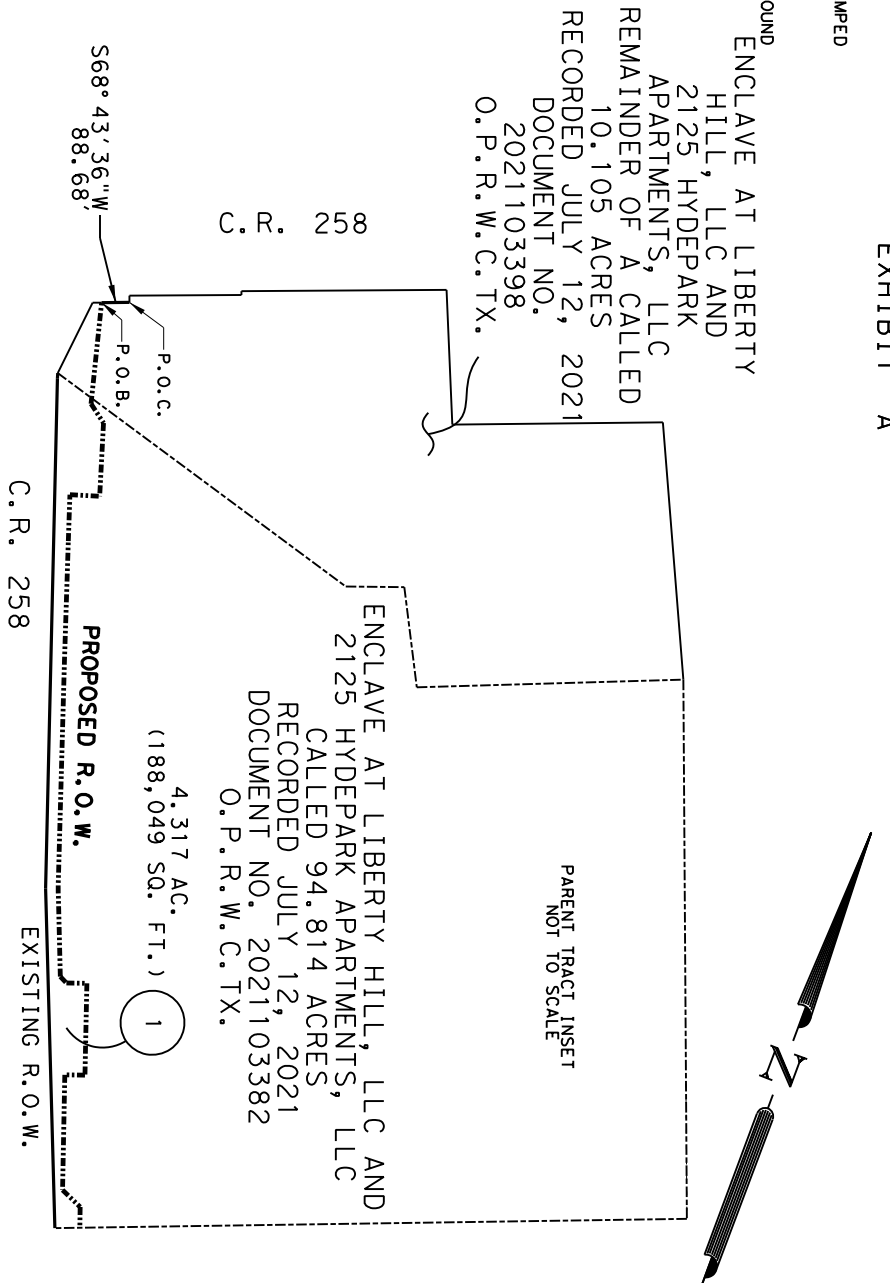
PARCEL SKETCH
SHOWING PROPERTY OF
ENCLAVE AT LIBERTY HILL, LLC AND
2125 HYDEPARK APARTMENTS, LLC
PARCEL 1
4.317 AC. (188,049 SQ. FT.)



LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊙ COTTON SPINDLE FOUND
- ⊙ MAG NAIL FOUND (UNLESS NOTED)
- ⊙ "X" SCRIBED IN CONCRETE FOUND
- ⊙ FENCE POST (TYPE NOTED)
- ⊙ CALCULATED POINT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE N.T.S.
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- R.O.W. DEED LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING EASEMENT LINE
- FLY-TIE LINE

EXHIBIT "A"



NOTES:

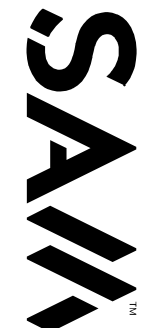
1. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, 2011 ADJUSTMENT (EPOCH 2010.00) / NAVD88, GEOID 18. ALL COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER SURVEY MATTERS, RECORDED OR UNRECORDED, THAT MAY NOT BE SHOWN.
3. ABSTRACTING AND FIELD SURVEYS WERE PERFORMED FROM APRIL, 2024 THROUGH OCTOBER, 2025.
4. ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AMERICAN STRUCTUREPOINT, INC. RECEIVED BY SAM, LLC IN OCTOBER, 2025.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- * 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.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

NETIL HINES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5642, STATE OF TEXAS	DATE	PAGE 10 OF 10
FILE: \\sami\inc\AUS\PROJECTS\1024086845A\100\Survey\03Exhibit\Parcel_1_Combined\Parcel_1_10_12	REF. FIELD NOTE NO. 51609	
EXISTING *104.544 AC. ACQUIRE 4.317 AC.	REMAINING 100.227 AC. LEFT	



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PARCEL 1
4.317 AC. (188,049 SQ. FT.)



EXHIBIT "B"

Parcel 1

SPECIAL WARRANTY DEED CR 258 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 **ENCLAVE AT LIBERTY HILL, LLC**, a Texas limited liability company, as to an **84% undivided interest**, and **2125 HYDEPARK APARTMENTS LLC**, a Florida limited liability company, as to a **16% undivided interest**, 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, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract(s) or parcel(s) 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 (the "Property"):

All of that certain 4.317 acre (188,049 square foot) tract of land, out of and situated in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 1**);

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record.

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Grantee's roadway facilities and all related appurtenances.

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

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 202__.

[signature page follows]

