

CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

FLORENCE FM 970 VENTURES, LLC;

AND

**NORTHWEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT
NO. 3**

CONSENT AND DEVELOPMENT AGREEMENT

This **CONSENT AND DEVELOPMENT AGREEMENT** (this “*Agreement*”) is entered into by **Williamson County, Texas**, a Texas political subdivision (the “*County*”), and **Florence Fm 970 Ventures, LLC**, a Texas limited liability company (the “*Owner*”). Subsequent to its creation and organization, **Northwest Williamson County Municipal Utility District No. 3**, a municipal utility district to be created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54, Texas Water Code (the “*District*”), will become a party to this Agreement. The County, the Developer and the District are sometimes referred to individually herein as a “*Party*” and collectively as the “*Parties*”.

RECITALS

WHEREAS, the Owner owns approximately 161.67 acres of land located within the boundaries of the County (the “*Land*”); and

WHEREAS, the Land is more particularly described by metes and bounds and map depiction on the attached **Exhibit A**; and

WHEREAS, the Owner intends that the Land will be developed in phases as a master-planned, residential community that will include park and recreational facilities to serve the Land; and

WHEREAS, the Owner and the County wish to enter into this Agreement to encourage innovative and comprehensive master-planning of the Land, provide certainty of regulatory requirements throughout the term of this Agreement, and result in a high-quality development for the benefit of the present and future residents of the County and the Land; and

WHEREAS, the Owner has proposed to create the District over the Land pursuant to an application filed with the Texas Commission on Environmental Quality (the “*TCEQ*”); and

WHEREAS, the purposes of the District include designing, constructing, acquiring, installing, and financing, water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements as authorized by the Texas Constitution and Texas Water Code to serve the area within the District (collectively, the “*District Improvements*”); and

WHEREAS, construction of the District Improvements will occur in phases, as determined by the District and the Owner, and in accordance with this Agreement; the applicable regulations of the County; Chapters 49 and 54, Texas Water Code, as amended; the rules and regulations of the TCEQ, as amended; and applicable state and federal regulations (collectively, the “*Applicable Regulations*”); and

WHEREAS, subsequent to its creation, the District is authorized to enter into this Agreement pursuant to the provisions of Texas law, including but not limited to, Chapters 49 and 54, Texas Water Code, as amended; and Chapter 791, Texas Government Code, as amended; and

WHEREAS, the County is a political subdivision of the State of Texas and the County has the authority to enter into this Agreement;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the Parties contract as follows:

ARTICLE I DEFINITIONS

Section 1.01. Definitions. In addition to the terms defined elsewhere in this Agreement or in the County's regulations, the following terms and phrases used in this Agreement will have the meanings set out below:

Applicable Rules means the Subdivision Regulations (as defined herein), and the County's rules and regulations in effect as of the Vesting Date, including the LRTP (as defined herein), as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any variances, waivers, and exceptions to such rules that are approved by the County; (iii) any applicable interlocal agreement to which the County is a party; and (iv) any additional restrictions or regulations agreed to by Owner in writing.

Agreement means this Consent and Development Agreement.

Commission or TCEQ means the Texas Commission on Environmental Quality or its successor agency.

County means Williamson County, Texas.

District means Northwest Williamson County Municipal Utility District No. 3, a political subdivision of the State of Texas, to be created over the Land.

District Improvements means the water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements, as authorized by the Texas Constitution and Texas Water Code, to serve the District.

Land means approximately 161.67 acres of land located in Williamson County, Texas, as described by metes and bounds on **Exhibit A**.

LRTP means the Williamson County Long Range Transportation Plan in effect as of the Vesting Date.

Owner means the owner of the Land, identified herein-above, its company or its successors and assigns under this Agreement.

Provisional Acceptance means the County accepting a roadway after the completion of construction and approval by the County for traffic operations only, but not for maintenance.

Reimbursement Agreement means any agreement between developer and District for the reimbursement of eligible costs associated with the construction of any works, improvements, facilities, plants, equipment and appliances necessary to accomplish any purpose or function permitted by the District.

Road Projects means any road projects or improvements in aid of such road projects that the District is authorized to undertake pursuant to Article III, Section 52, Article XVI, Section 59 of the Texas Constitution, as amended, or Chapters 49 and 54, Texas Water Code, as amended, or otherwise pursuant to any authority granted to the District by special act of the Texas Legislature or by Texas law.

Subdivision Regulations means the Williamson County Subdivision Regulations adopted and effective as of March 4, 2025.

Subdivision Roads means all roads within the Land, regardless of size or functional classification, that are not identified as LRTP Arterials or Corridor Projects within the LRTP. Subdivision Roads include, but are not limited to the pavement structure (including but not limited to HMA or concrete surface, base material, subgrade material, geogrid, pavement striping, curbs, gutters, and shoulders), any stormwater conveyance devices (including but not limited to culverts, ditches, channels, storm drains, and inlets), structural components (including but not limited to bridges, bridge-class culverts, and retaining walls), water quality and detention devices, vegetation control, and any improvements in aid of roads.

Vesting Date means June 23, 2025 (the date that County received a complete preliminary plat application for all or a portion of the Land).

ARTICLE II CREATION OF DISTRICT AND EXECUTION OF AGREEMENTS

Section 2.01. Creation of District. The County acknowledges receipt of notice of the Owner's request to the TCEQ for creation of the District over the Land. The County agrees that this Agreement will constitute and evidence the County's non-opposition to the creation of the District and that no further action will be required on the part of the County related to the creation of the District. Within five (5) business days after the County's execution of this Agreement, the County shall withdraw (the "County Withdrawal") its request for a contested case hearing and withdraw as a party from the TCEQ proceeding captioned *Petition by Florence FM 970 Ventures LLC, for the creation of Northwest Williamson County Municipal Utility District No. 3, TCEQ Docket No. 2025-188-DIS* ("TCEQ Proceeding"). Owner shall have, in addition to the additional remedies set forth in Article V, the right to terminate this Agreement in the event the

County fails to withdraw from the TCEQ Proceeding in accordance with this paragraph, in which case this Agreement shall be null and of no further force or effect

Section 2.02. District Execution of Agreement. The Owner shall cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement within thirty (30) days after the date the District's Board of Directors holds its organizational meeting. If the District fails to execute this Agreement in accordance with this Section, then after notice and opportunity to cure pursuant to Section 5.04, this Agreement shall be null and void and of no further force and effect as between the District and the County.

ARTICLE III ROADWAY IMPROVEMENTS

Section 3.01. Right of Way Dedications.

(a) LRTP Corridor Project Dedication. The County has adopted a LRTP which provides for the planning and future construction of certain road corridors within the County ("Corridor Project"). The Owner, or an affiliated entity under common control of the Owner will convey, or cause to be conveyed, by special warranty deed, in fee simple and free and clear of all liens and encumbrances, to County, at no cost to the County, 100% of the right-of-way owned by Owner, or an affiliated entity under common control of the Owner required for any roads which are shown within and/or adjacent to the boundaries of the Land as Corridor Projects in the LRTP, as depicted in **Exhibit B**, within thirty (30) days after the final alignment for any Corridor Project is set; or, in the case that a final alignment for any Corridor Project has not been set, prior to the approval of any preliminary plat containing any Corridor Project within or adjacent to the Land. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is not otherwise owned by Owner, or any affiliated entity under common control of Owner, the County shall be responsible for acquiring said right-of-way.

(b) LRTP Arterial(s) Dedication. The Owner, or an affiliated entity under common control of Owner will dedicate to the County, in fee simple and free and clear of all liens and encumbrances, at no cost to the County, through plat or otherwise, as determined by the County, 100% of the right-of-way owned by the Owner, or an affiliated entity under common control of Owner required for any roads which are shown within and/ or adjacent to the boundaries of the Land as arterial roadways in the LRTP ("LRTP Arterial(s)"), as depicted in **Exhibit B**. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is not owned by Owner, or an affiliated entity under common control of Owner, the County shall be responsible for acquiring said right-of-way.

(c) Right of Way Reimbursements. The Owner reserves the right to seek reimbursement for any such right-of-way dedications from the District in

accordance with the laws of the State of Texas. The Parties acknowledge that the final location of any Corridor Project and/or LRTP Arterial(s) right-of-way may be subject to minor changes from those shown on **Exhibit B**, subject to approval by Owner which will not be unreasonably withheld. Owner shall have no obligation to convey any lands to the County not located within or adjacent to the Land.

Section 3.02. Road Construction. Except in cases when the Owner or District constructs a portion of a Corridor Project to serve the District pursuant to the Applicable Rules, the County agrees that it or another governmental entity, not including the District, will be responsible for the design and construction of any Corridor Project and paying the cost for same. The actual construction date of any Corridor Project is at this time undetermined and dependent upon the success of future County or City road bond elections. The construction of all Subdivision Roads shall be the responsibility of the Owner or the District and shall be constructed pursuant to the Applicable Rules. The Owner shall be entitled to reimbursement for expenses of such Subdivision Roads from the District, as allowed by the laws of the State of Texas.

Section 3.03. Road Maintenance. The County will not ever accept the Subdivision Roads for maintenance and the Owner and District acknowledge and agree that the District shall be solely responsible for all maintenance, repair and/or reconstruction of Subdivision Roads, including paying the cost for same, and, except for traffic operations, the County shall not be responsible for those items. The County will not require any permit or authorization for the District to maintain or repair Subdivision Roads. The Owner hereby acknowledges that it shall cause the District's creation to include the powers and authority necessary to maintain, repair and/or reconstruct such Subdivision Roads. The District shall not be responsible for maintenance of any roads other than Subdivision Roads.

ARTICLE IV DEVELOPMENT OF LAND

Section 4.01. Uniform and Continued Development. The Parties intend that this Agreement provides for the uniform review and approval of plats and development plans for the Land; and provide other terms and consideration. Accordingly, the portion of the Land within the County will be developed and the infrastructure required for such portion of the Land will be designed and constructed in accordance with the Applicable Rules and this Agreement. Subject to the terms and conditions of this Agreement, the County confirms and agrees that the Owner has vested authority to develop the portion of the Land located in the County in accordance with the Applicable Rules. Changes or modifications to the Applicable Rules will only be applicable to the extent permitted by Chapter 245, Texas Local Government Code. If there is any conflict between the Applicable Rules and the terms of this Agreement, the terms of this Agreement will control.

Section 4.02. Additional Land. Any land located in Williamson County, Texas that is added to the District in addition to the Land described in **Exhibit A**, whether by annexation or any other means, shall be considered part of the Land and subject to the

terms and conditions of this Agreement; provided, however, such additional land shall be excepted from the vesting rights set out in Section 4.01 and shall be developed in accordance the applicable rules in effect on the date a complete plat application or development permit is filed with the County for the specific portion of the additional land that is sought to be developed.

Section 4.03. Manufactured Home for District Elections. One (1) HUD-certified manufactured home may be located within the Land solely for the purpose of providing qualified voters within the District for the District's confirmation, director, and bond elections. The manufactured home permitted by this Agreement will not require any permit or other approval by the County and will be promptly removed when no longer needed.

ARTICLE V TERM, ASSIGNMENT, AND REMEDIES

Section 5.01. Term. The term of this Agreement shall commence following the County's and Owner's execution hereinbelow and shall continue until the District is dissolved in accordance with the laws of the State of Texas or until this Agreement terminates by its terms, whichever is sooner.

Section 5.02. Termination and Amendment by Agreement. This Agreement may be terminated or amended as to all of the Land at any time by mutual written consent of the County, the Owner, and following execution by the District, the District. This Agreement may be terminated or amended only as to a portion of the Land at any time by the mutual written consent of the County, the owner of the portion of the Land affected by the amendment or termination and, following execution by the District, the District. After full-build out of the Land and issuance of all bonds by the District for reimbursement of Owner's eligible costs, this Agreement may be terminated or amended at any time by the mutual written consent of the County and the District.

Section 5.03. Assignment.

(a) This Agreement, and the rights of the Owner hereunder, may be assigned by the Owner, with the County's written consent which will not be unreasonably withheld, as to all or any portion of the Land. Any assignment will be in writing, specifically set forth the assigned rights and obligations, be executed by the proposed assignee, and be delivered to the County. Notwithstanding the foregoing, Owner shall have the right to assign the Agreement, in whole or in part, to any affiliated entity under common control of the Owner without the County's written consent; provided, however, that the Owner shall provide the County written notice of the assignment to the affiliated entity under common control.

(b) The terms of this Agreement will run with the Land and will be binding upon the Owner and its permitted assigns, and shall survive judicial or non-judicial foreclosure, for so long as this Agreement remains in effect.

(c) This Agreement is not intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully subdivided, developed, and improved lot within the Land.

Section 5.04. Remedies.

(a) If the County defaults under this Agreement, the Owner or the District may give notice setting forth the event of default ("Notice") to the County. If the County fails to cure any default that can be cured by the payment of money ("Monetary Default") within forty-five (45) days from the date the County receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within forty-five (45) days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the Owner or the District may enforce this Agreement by injunctive relief or a writ of mandamus from a Williamson County District Court or terminate this Agreement.

(b) If the Owner or the District defaults under this Agreement, the County may give Notice to the defaulting party. If the Owner or the District fails to cure any Monetary Default within forty-five (45) days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within forty-five (45) days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the County may enforce this Agreement by injunctive relief against the defaulting party from a Williamson County District Court or terminate this Agreement. If Owner fails to cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement as required by Section 2.02 of this Agreement, the County shall have the right to enjoin Owner from executing any Reimbursement Agreements with the District and collecting reimbursements from the District for Owner's eligible costs.

(c) If any Party defaults, the prevailing Party in the dispute will be entitled to recover its reasonable attorney's fees, expenses, and court costs from the non-prevailing Party.

**ARTICLE VI
MISCELLANEOUS PROVISIONS**

Section 6.01. Notice. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the Party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the Party to be notified and with all charges prepaid; or (iii) by personally delivering it to the Party, or any agent of the Party listed in this Agreement. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposed of notice, the addresses of the Parties will, until changed as provided below, be as follows:

County: Williamson County
Attn: County Judge
710 Main Street, Ste. 101
Georgetown, Texas 78628

District: Northwest Williamson County MUD No. 3
c/o Allen Boone Humphries Robinson LLP
Attn: Ryan Harper
919 Congress Avenue, Suite 1500
Austin, Texas 78701

Owner(s): Florence FM 970 Ventures LLC
Attn: Shaun Vembutty
101 Parklane Blvd, Suite 104
Sugar Land, Texas 77478

The Parties may change their respective addresses to any other address within the United States of America by giving at least five days' written notice to the other party.

Section 6.02. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid, or enforceable provision as is possible.

Section 6.03. Waiver. Any failure by a Party to insist upon strict performance by the other party of any material provision of this Agreement will not be deemed a waiver thereof or of any other provision, and such Party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

Section 6.04. Applicable Law and Venue. The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Williamson County, Texas.

Section 6.05. Entire Agreement. This Agreement contains the entire agreement of the Parties. There are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement supersedes all other agreements between the Parties concerning the subject matter.

Section 6.06. Exhibits, Headings, Construction, and Counterparts. All schedules and exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope

or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. The Parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument.

Section 6.07. Time. Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays, and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday, or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday, or legal holiday.

Section 6.08. Authority for Execution. The County certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with state law. The Owner and District hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with the constituent documents of each person or entity executing on behalf of the Owner and District.

Section 6.09 Force Majeure. If, by reason of force majeure, any Party is rendered unable, in whole or in part, to carry out its obligations under this Agreement, the Party whose performance is so affected must give notice and the full particulars of such force majeure to the other Parties within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the Party giving such notice, will, to the extent it is affected by such force majeure, be suspended during the continuance of the inability but for no longer period. The Party claiming force majeure must endeavor to remove or overcome such inability with all reasonable dispatch. The term “*force majeure*” means Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a Party to perform due to any other causes not reasonably within the control of the Party claiming such inability.

Section 6.10. Interpretation. As used in this Agreement, the term “including” means “including without limitation” and the term “days” means calendar days, not business days. Wherever required by the context, the singular shall include the plural, and the plural shall include the singular. Each defined term herein may be used in its singular or plural form whether or not so defined.

Section 6.11. No Third-Party Beneficiary. This Agreement is solely for the benefit of the Parties, and neither the County, the District, nor the Owner intends by any provision of this Agreement to create any rights in any third-party beneficiaries or to

confer any benefit upon or enforceable rights under this Agreement or otherwise upon anyone other than the County, the District, and the Owner (and any permitted assignee of the Owner).

Section 6.12. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Metes and Bounds Description and Map of the Land

Exhibit B - LRTP Corridor Project and/or Arterial Locations

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below.

(Signatures on the following pages.)

**WILLIAMSON COUNTY, TEXAS
(COUNTY)**

By: _____

Name: _____

Title: As Presiding Officer of the Williamson
County Commissioners Court

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 20____, by _____, as Presiding Officer of the Williamson County Commissioners Court, on behalf of said County.

Notary Public Signature

(Seal)

OWNER:

FLORENCE FM 970 VENTURES, LLC
a Texas limited liability company

By: AL

Name: Sudharshan Vembutty

Its: manager

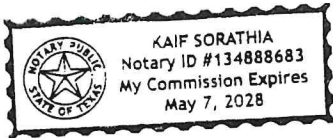
Date: 12/19/2025

Address for Notice:
Florence FM 970 Ventures LLC
Attn: Shaun Vembutty
101 Parklane Blvd., Suite 102
Sugar Land, Texas 77478

THE STATE OF Texas
COUNTY OF Fort Bend

§
§
§

This instrument was acknowledged before me on the 19 day of December, 2025, by Sudharshan Vembutty, as Manager of Florence FM 970, on behalf of said limited liability company.



Kaif Sorathia

(SEAL)

Notary Public Signature

**NORTHWEST WILLIAMSON COUNTY
MUNICIPAL UTILITY DISTRICT NO. 3**

By: _____

Name: _____

Title: _____

Date: _____

Address for Notice:

Northwest Williamson County MUD No. 3
c/o Allen Boone Humphries Robinson LLP
Attn: Ryan Harper
919 Congress Avenue, Suite 1500
Austin, Texas 78701

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
_____, by _____, President of the Board of
Directors of Northwest Williamson County Municipal Utility District No. 3, on behalf of
said District.

(SEAL)

Notary Public Signature

EXHIBIT A

Metes and Bounds Description
and
Map of the Land

EXHIBIT A



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

METES AND BOUNDS DESCRIPTION

BEING 161.67 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WASHINGTON P. REESE SURVEY, ABSTRACT NO. 523 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 77.269 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 84.451 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A WARRANTY DEED WITH VENDOR'S LIEN TO FLORENCE FM 970 VENTURES, LLC, RECORDED IN DOCUMENT NO. 2022073729, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found in the existing South right-of-way line of Farm to Market (FM) 970 (80' R.O.W.) and the Northeast corner of said 77.269 acre tract and the common Northwest corner of a called 6.09 acre tract of land described in a Warranty Deed to Florence Independence School District, recorded in Document No. 1998046500 of said O.P.R.W.C.T., from which a 1/2-inch rebar found in the existing South right-of-way line of said FM 970 and the Northeast corner of said 6.09 acre tract and the common Northwest corner of a called 2.00 acre tract of land described in a General Warranty Deed with Vendor's Lien to Cody L. Lattimore and Jessica B. Lattimore, recorded in Document No. 2021158211 of said O.P.R.W.C.T., bears North 66°49'02" East a distance of 100.14 feet;

THENCE South 21°42'30" East with the common line of said 77.269 acre tract and said 6.09 acre tract, a distance of **2653.67** feet to a 1/2-inch rebar found for the Southeast corner of said 77.269 acre tract and the common Southwest corner of said 6.09 acre tract also being in the North line of a called 50.72 acre tract of land described in a Warranty Deed with Vendor's Lien to Jeffrey Dewayne Daniell, recorded in Volume 786, Page 150 of the Deed Records of Williamson County, Texas, from which a 1/2-inch rebar found for the Southeast corner of said 6.09 acre tract and the common Southwest corner of a called 40.03 acre tract of land described in a Warranty Deed to Florence Independence School District, recorded in Document No. 1998023960 of said O.P.R.W.C.T., bears North 67°59'46" East a distance of 100.30 feet;

THENCE South 67°30'32" West with the South line of said 77.269 acre tract and the common North line of said 50.72 acre tract, a distance of **80.72** feet to a 1/2-inch rebar found for the Northwest corner of said 50.72 acre tract and the common Northeast corner of a called 69.23 acre tract of land described as Tract One in a Partition Deed to Jeffrey Dewayne Daniell, recorded in Document No. 1999018748 of said O.P.R.W.C.T.;



THENCE **South 68°26'51" West** with the South line of said 77.269 acre tract and the common North line of said 69.23 acre tract, a distance of **1219.50** feet to a 1/2-inch rebar with cap stamped "C.T.L.S." found for the Southwest corner of said 77.269 acre tract and the common Southeast corner of said 84.451 acre tract;

THENCE **South 68°26'06" West** continuing with the North line of said 69.23 acre tract and the common South line of said 84.451 acre tract, a distance of **569.38** feet to a 60D nail found for the Northwest corner of said 69.23 acre tract and the common Northeast corner of a called 41.98 acre tract of land described in a Warranty Deed with Vendor's Lien to SVTEXASHILLS Ventures LLC, recorded in Document No. 2022071117 of said O.P.R.W.C.T.;

THENCE continuing with the South line of said 84.451 acre tract and the common North line of said 41.98 acre tract, the following three (3) courses and distances:

1. **South 68°22'59" West** a distance of **373.78** feet to a 1/2-inch rebar found;
2. **South 44°03'34" West** a distance of **153.74** feet to a railroad spike found; and
3. **South 67°41'22" West** a distance of **454.74** feet to a 60D nail found for Southwest corner of said 84.451 acre tract and the common Southeast corner of a called 10.00 acre tract of land described in a Corrected Special Warranty Deed with Encumbrance for Owelty of Partition to Melissa Kay Loerwald, recorded in Document No. 2020052228 of said O.P.R.W.C.T.;

THENCE **North 23°51'24" West** with the West line of said 84.451 acre tract and the common East line of said 10.00 acre tract, a distance of **381.18** feet to a 1/2-inch rebar found for the Northeast corner of said 10.00 acre tract and the common Southeast corner of a called 28.056 acre tract of land described in a Warranty Deed with Vendor's Lien to Howard Attas Creasey and Rosanne Monier Creasey, recorded in Document No. 2014042047 of said O.P.R.W.C.T.;

THENCE **North 23°53'01" West** continuing with the West line of said 84.451 acre tract and the common East line of said 28.056 acre tract, passing a 1/2-inch rebar found in the East line of a called 14.03 acre tract of land described in a Warranty Deed with Vendor's Lien to Kathryn J. Albarado and Francisco N. Albarado, record in Document No. 2019053372 of said O.P.R.W.C.T at 915.53 feet and continuing for a total distance of **1220.16** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 14.03 acre tract and a common corner of said 84.451 acre tract and a called 14.257 acre tract of land described in a Warranty Deed to Larry W. Parker and Julie Parker, recorded in Document No. 2015066914 of said O.P.R.W.C.T.;

THENCE **North 62°41'01" East** with the common line of said 84.451 acre tract and said 14.257 acre tract, a distance of **292.42** feet to a 2" fence pipe found for the Southeast corner of said 14.257 acre tract;

THENCE **North 24°27'58" West** with the West line of said 84.451 acre tract and the common East line of said 14.257 acre tract, a distance of **1059.34** feet to a 1" pipe found in the existing South right-of-way line of said FM 970 for the Northwest corner of said 84.451 acre tract and the common Northeast corner of said 14.257 acre tract;

THENCE **North 68°08'35" East** with the existing South right-of-way line of said FM 970 and the common North line of said 84.451 acre tract, a distance of **297.84** feet to a Calculated Point for the Northwest corner of a called 5.00 acre tract of land described in a Special Warranty Deed to the City of Florence, recorded in Document No. 2021053271 of said O.P.R.W.C.T., from which a 1/2-inch rebar found bears **North 68°08'35" East** a distance of 0.36 feet ;

THENCE with the common line of said 84.451 acre tract and said 5.00 acre tract, the following three (3) courses and distances:

1. **South 23°53'14" East** a distance of **875.40** feet to a 1/2-inch rebar with an illegible cap found for the Southwest corner of said 5.00 acre tract;
2. **North 66°06'21" East** a distance of **249.82** feet to a 1/2-inch rebar found for the Southeast corner of said 5.00 acre tract; and
3. **North 23°52'16" West** a distance of **866.50** feet to a Calculated Point in the existing South right-of-way line of said FM 970 for the Northeast corner of said 5.00 acre tract, from which a 1/2-inch rebar with an illegible cap found bears **North 23°52'16" West** a distance of 0.83 feet;

THENCE **North 68°08'35" East** with the existing South right-of-way line of said FM 970 and the common North line of said 84.451 acre tract, at 810.67 feet passing a Calculated Point for the Northeast corner of said 84.451 acre tract and the common Northwest corner of said 77.269 acres, from which a 1/2-inch rebar with cap stamped "C.T.L.S." found, bears **North 21°42'21" West** a distance of 5.59 feet and continuing for a total distance of **822.69** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE **North 67°08'35" East** continuing with the existing South right-of-way line of said FM 970 and the common North line of said 77.269 acre tract, a distance of **487.48** feet to a 1/2-inch rebar found for the Northwest corner of a called 1.517 acre tract of land described in a Texas General Warranty Deed with Vendor's Lien to Raul A Rodriguez Castillo and Kayla M Ritter, recorded in Document No. 2018032293 of said O.P.R.W.C.T.;

THENCE with the common line of said 77.269 acre tract and said 1.517 acre tract, the following five (5) courses and distances:

1. **South 22°10'42" East** a distance of **357.71** feet to a 1/2-inch rebar found;
2. **North 67°10'35" East** a distance of **167.98** feet to a 1/2-inch rebar found;

3. **North 18°21'44" West** a distance of **130.91** feet to a 1/2-inch rebar with illegible cap found;
4. **North 67°05'57" East** a distance of **14.98** feet to a 1/2-inch rebar with cap stamped "RPLS 1847" found; and
5. **North 22°07'56" West** a distance of **227.28** feet to a 1/2-inch rebar found in the existing South right-of-way line of said FM 970 for the Northeast corner of said 1.517 acre tract;

THENCE with the existing South right-of-way line of said FM 970 and the common North line of said 77.269 acre tract, the following two (2) courses and distances:

1. **North 67°08'35" East** a distance of **421.13** feet to a TxDOT Type I concrete monument found; and
2. **North 66°49'02" East** a distance of **187.90** feet to the **POINT OF BEGINNING** and containing 161.67 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000113700.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on January 2023.



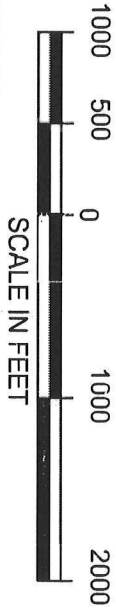
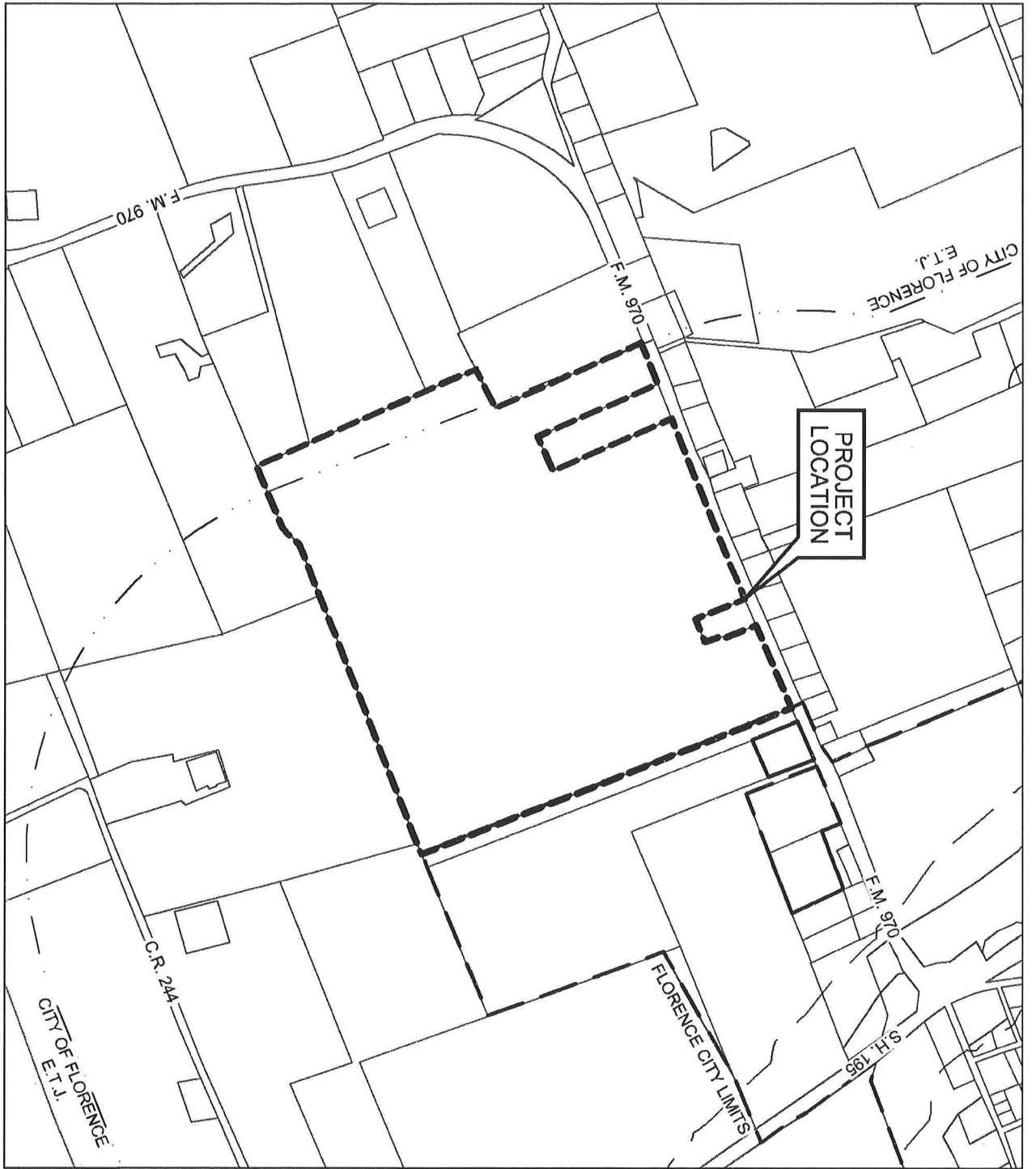
03/06/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 22-063

Attachments: K:\22063 - LJA Florence Meadows\CAD\DWGs\Florence Meadows.dwg



1A4740408 (Florence)\MUD\WCM-3-LOCATION MAP.dwg

LJA Engineering, Inc.
 7500 Rialto Boulevard, Building II
 Suite 100
 Austin, Texas 78735

LJA
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

**NORTHWEST WILLIAMSON COUNTY
 M.U.D. #3
 WILLIAMSON COUNTY, TX.
 EXHIBIT "A" - LOCATION MAP**

WCM-3-LOCATION MAP.dwg

1 OF 1

EXHIBIT B

Corridor Project and/or LRTP Arterial Locations

EXHIBIT B
Corridor Project and/or LRTP Arterial Locations



Long Range Transportation Plan

Enter address or street...



Exhibit B

The information provided is from the Williamson County website as of December 19, 2025.

As highlighted, the Williamson County Long Range Transportation Plan referenced in Section 3.01 of the Development Agreement does not include any future arterials, corridor projects, or other roads or right-of-way needs within the **Subject Property**.

