

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

Parcel No.: 105A

Project: East Wilco Highway

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** ("County" or "Grantee"), and **KANG LEE** (the "Grantor" whether one or more), grants to the County, its contractors, agents, and all others deemed necessary by the County, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing a portion of the proposed East Wilco Highway roadway project and related appurtenances, drainage, and utility relocations (the "Project"). The property subject to this Agreement is described more fully in field notes, plat map, or other description attached as Exhibit "A" which are made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells, and conveys to the County the right of entry and exclusive possession and use of the Property for the purpose of constructing a roadway, utility adjustments, and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation, and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the County will tender to the Grantor the sum of **HUNDRED SEVENTY-SIX THOUSAND ONE HUNDRED NINETY-SEVEN and 60/100 Dollars (\$976,197.60)** (the "Entry Deposit"). The Grantor agrees that the Entry Deposit represents adequate and full compensation for the possession and use of the Property. The County will immediately be entitled to take possession and use of the Property upon full execution of this Agreement, tender of payment of the Entry Deposit directly to Grantor, or delivery of the consideration amount to the title company as set out herein subject to the conditions in paragraph 14 below, if any.
3. The parties agree that the Entry Deposit tendered represents **90%** of the County's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the County's determination of the just compensation owed to the Grantor for the real property interest to be acquired by the County in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any,

save and except all oil, gas, and sulfur. The parties agree that the Entry Deposit tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' award, or court judgment. In the event the amount of the final settlement or judgment for the acquisition of the Property is less than the Entry Deposit, then the Grantor agrees that the original amount tendered represents an overpayment for the difference. Upon written notice from the County, the Grantor will promptly refund the overpayment to the County.

4. The effective date of this Agreement will be the date on which payment of the Entry Deposit pursuant to Paragraph 2 above was tendered in full to the Grantor by the County or delivered to a title company acting as escrow agent for the transaction (the "Effective Date").
5. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances except as disclosed to Grantee in that certain title commitment numbered GT2503885, issued by Longhorn Title (and any subsequent updates prior to the Effective Date), and that proper releases, if any, will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims, or encumbrances affecting the Property.
6. The above-made warranties are made by Grantor and accepted by the County, subject to the following:
 - a. Visible and apparent easements not appearing of record.
 - b. 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,
 - c. 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.
7. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be March 15, 2026.
8. This Agreement is made with the understanding that the County will continue to proceed with the acquisition of a real property interest in the Property necessary for the Project. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any,

and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. Project influence is to be taken into consideration in accordance with Texas Law. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.

9. If the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period prior to the date of the award. Payment of any interest may be deferred by the County until entry of Judgment.
10. The purpose of this Agreement is to allow the County to proceed with its Project without delay and to allow the Grantor to have the use at this time of a percentage of the estimated compensation for the County's acquisition of a real property interest in the Property. The Grantor expressly acknowledges that the proposed Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
11. The Grantor reserves all of the oil, gas, and sulfur in and under the land herein conveyed but waives all rights of ingress and egress to the surface for the purpose of exploring, developing, mining, or drilling. The extraction of oil, gas, and minerals may not affect the geological stability of the surface. Nothing in this reservation will affect the title and rights of the County to take and use all other minerals and materials thereon, and thereunder.
12. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property, including prorated taxes for the year in which the County takes title to the Property.
13. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court within 45 days of the hearing, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the real property interest in the Property necessary for the Project by negotiation, settlement, or final court judgment.
14. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest, and assigns of the parties.
15. It is agreed that the County will record this document.
16. Other conditions:

17. By its authorized signature below, any Tenant which has a leasehold interest in the Property hereby consent in all things to the County taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration recited herein:

Tenants: N/A

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

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

[signature pages follow]

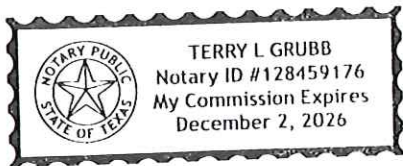
GRANTOR:


Kang Lee

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

BEFORE ME, the undersigned authority, on this day Kang Lee personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day
of December, 2025.




Notary Public in and for The State of Texas

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

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This instrument was acknowledged before me on this _____, 2025
by Steven Snell, County Judge of Williamson County, Texas, in the capacity and for the
purposes and consideration recited herein.

Notary Public in and for The State of Texas

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From C.R. 127 to C.R. 327

Page 1 of 9
August 29, 2025
Parcel No.: 105A

PROPERTY DESCRIPTION FOR PARCEL 105A

DESCRIPTION OF A 26.4712 ACRE (1,153,086 SQ. FT.) PARCEL OF LAND LOCATED IN THE JOSEPH WOOD SURVEY, ABSTRACT NO. 649, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 147.35 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO KANG LEE, RECORDED DECEMBER 3, 2020, IN DOCUMENT NO. 2020153312, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 26.4712 ACRE (1,153,086 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 TXDOT Type I concrete monument found 506.92 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 53+65.56 for the an ell corner of a called 134 acre tract of land, described in a deed to Shirley Virginia Devaux Taylor, recorded in Document No. 1999080976, O.P.R.W.C.TX., and the most northerly northwest corner of said 147.35 acre tract, from which a TXDOT Type I concrete monument found bears South 21°26'02" East, a distance of 906.84 feet;

THENCE, North 68°25'55" East, with the common line of said 147.35 acre tract and said 134 acre tract, a distance of 314.87 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,220,885.19, E=3,175,962.96) set** 199.57 feet left of East Wilco Highway E.C.S. 54+32.22 on the proposed west right-of-way line of East Wilco Highway, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, North 68°25'55" East**, departing the proposed east right-of-way line of said East Wilco Highway with the common line of said 147.35 acre tract and said 134 acre tract, a distance of **388.13 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 178.88 feet right of East Wilco Highway E.C.S. 55+18.32 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein and the beginning curve to the left, from which an 5/8-inch iron rod found bears North 68°25'55" East, a distance of 74.81 feet;

THENCE, departing the common line of said 147.35 acre tract and said 134 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said 147.35 acre tract, the following three (3) courses and distances numbered 2-4:

- 2) With said curve to the left, an arc distance of 1,765.53 feet, through a central angle of 06°45'26", having a radius of 14,970.00 feet, and a chord that bears South 12°13'18" East, a distance of 1,764.50 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 185.94 feet right of East Wilco Highway E.C.S. 37+31.05, for the beginning of a curve to the left;
- 3) With said curve to the left, an arc distance of 578.37 feet, through a central angle of 38°59'11", having a radius of 850.00 feet, and a chord that bears South 35°05'36" East, a distance of 567.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 367.30 feet right of East Wilco Highway E.C.S. 31+83.40, and
- 4) **South 15°39'38" East**, a distance of **382.00 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 350.08 feet right of East Wilco Highway E.C.S. 27+92.42, on the north line of a called 125 acre tract of land, described as Tract II in a deed to Dairy Oaks, LLC, recorded in Document No. 2024101661, O.P.R.W.C.TX., for the southeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From C.R. 127 to C.R. 327

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August 29, 2025
Parcel No.: 105A

- 5) **THENCE, South 68°26'59" West**, with the common line of said 147.35 acre tract and said 125 acre tract, a distance of **562.77 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 212.16 feet left of East Wilco Highway E.C.S. 27+67.65, for the southwest corner of the parcel described herein;

THENCE, departing the common line of said 147.35 acre tract and said 125 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 147.35 acre tract, the following four (4) courses and distances numbered 6-9;

- 6) **North 17°59'06" West**, a distance of **807.98 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 218.09 feet left of East Wilco Highway E.C.S. 35+64.27, for the beginning curve to the right;
- 7) With said curve to the right, an arc distance of 232.71 feet, through a central angle of 00°52'50", having a radius of 15,142.00 feet, and a chord that bears North 15°25'23" West, a distance of 232.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 217.35 feet left of East Wilco Highway E.C.S. 37+93.64;
- 8) **North 07°57'59" West**, a distance of **100.95 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 205.03 feet left of East Wilco Highway E.C.S. 38+92.45, for the beginning curve to the right, and

INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From C.R. 127 to C.R. 327

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- 9) With said curve to the right, an arc distance of 1,560.55 feet, through a central angle of 05°54'35", having a radius of 15,130.00 feet, and a chord that bears North 11°38'55" West, a distance of 1,559.86 feet to the **POINT OF BEGINNING**, and containing 26.4712 acres (1,153,086 sq. ft.) of land.

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

** Unable to set at the time of survey. 5/8" iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:

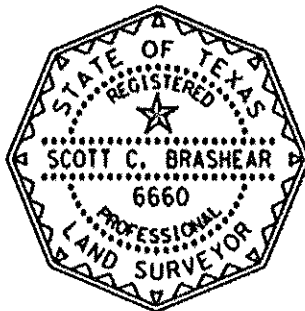
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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 8/29/2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

60' TEMPORARY WORKSPACE
 DOC. NO. 2020148434 AND 2020002067
 O.P.R.W.C.TX.

PROPOSED R.O.W.

N17°59'06"W 807.98'

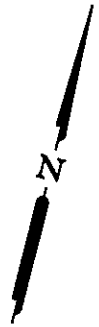
50' PIPELINE EASEMENT
 DOC. NO. 2020148434 AND 2020002067
 O.P.R.W.C.TX.

** 27+67.65
 LT 212.16'

PI 53+67.00
 Δ 24°05'23.3" (RT)
 D 00°22'55.1"
 T 3200.64'
 L 6306.70'
 R 15000.00'
 PC 21+66.36
 PT 84+73.06

DAIRY OAKS, LLC
 TRACT II
 CALLED 125 AC.
 RECORDED DECEMBER 23, 2024
 DOC. NO. 2024101661
 O.P.R.W.C.TX.

JOSEPH WOOD SURVEY.
 ABSTRACT NO. 649



WILLIAMSON COUNTY, TEXAS

PAGE 5 OF 9

ENGINEER'S CENTERLINE
 30+00

KANG LEE
 CALLED 147.35 AC.
 RECORDED DECEMBER 3, 2020
 DOC. NO. 2020153312
 O.P.R.W.C.TX.

105A

(26.4712 AC.)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	38°59'11"	850.00'	578.37'	567.28'	S35°05'36"E

** 27+92.42
 RT 350.08'

S15°39'38"E 382.00' PROPOSED R.O.W.

** 31+83.40
 RT 367.30'

PAGE 4 OF 9
 REF. FIELD NOTE NO. 51402
 FILE: \\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel1_105A\Parcel 105 Part 1.dgn

REMAINING 71.3317 AC. LT
 REMAINING 49.2971 AC. RT

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



RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 KANG LEE
 PARCEL 105A
 26.4712 AC. (1,153,086 SQ. FT.)

MATCH LINE

34+00

25+00

60' TEMPORARY WORKSPACE
 DOC. NO. 2020148434 AND 2020002067
 O.P.R.W.C.TX.

50' PIPELINE EASEMENT
 DOC. NO. 2020148434 AND 2020002067
 O.P.R.W.C.TX.

N17°59'06"W
 807.98

** 35+64.27
 218.09' LT

** 37+93.64
 217.35' LT

** 38+92.45
 205.03' LT

C4 PROPOSED R.O.W.

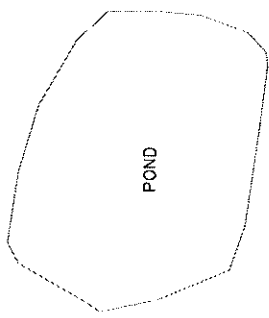
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N07°57'59"W	100.95'

JOSEPH WOOD SURVEY
 ABSTRACT NO. 649

105A
 (26.4712 AC.)

WIRE FENCE



105A
 (26.4712 AC.)

ENGINEER'S CENTERLINE

34+00 40+00 43+00

PI 53+67.00
 Δ 24°05'23.3" (RT)
 D 00°22'55.1"
 T 3200.64'
 L 6306.70'
 R 15000.00'
 PC 21+66.36
 PT 84+73.06

CURVE TABLE

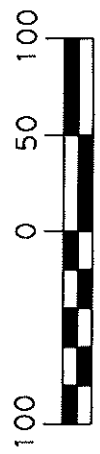
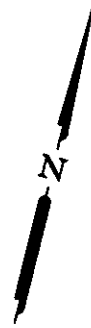
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06°45'26"	14,970.00'	1,765.53'	1,764.50'	S12°13'18"E
C2	38°59'11"	850.00'	578.37'	567.28'	S35°05'36"E
C3	00°52'50"	15,142.00'	232.71'	232.70'	N15°25'23"W
C4	05°54'35"	15,130.00'	1,560.55'	1,559.86'	N11°38'55"W

** 37+31.05
 185.94' RT

C1

PROPOSED R.O.W.

KANG LEE
 CALLED 147.35 AC. 2020
 RECORDED DECEMBER 3, 2020
 DOC. NO. 2020153312
 O.P.R.W.C.TX.



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

FILE: \\sam\inc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_105A\Parcel_105A\Parcel_105A\Part 1 pg 2.dgn
 REF. FIELD NOTE NO. 51402
 PAGE 5 OF 9

EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	71.3317 AC.	LT
						RT



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

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 KANG LEE
 PARCEL 105A
 26.4712 AC. (1,153,086 SQ. FT.)

SHIRLEY VIRGINIA
 DEVAUX TAYLOR
 CALLED 134 AC.
 RECORDED DECEMBER 3, 1999
 DOC. NO. 1999080376
 O. P. R. W. C. TX.

N21°26'02"W 906.84'
 (N21°27'11"W 906.92')

KANG LEE
 CALLED 147.35 AC.
 RECORDED DECEMBER 3, 2020
 DOC. NO. 2020153312
 O. P. R. W. C. TX.

PROPOSED R.O.W. C4

JOSEPH WOOD SURVEY,
 ABSTRACT NO. 649

105A
 (26.4712 AC.)

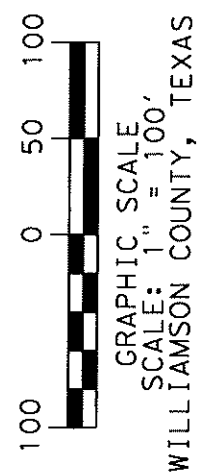
ENGINEER'S CENTERLINE
 47+00

PI 53+67.00
 Δ 24°05'23.3" (RT)
 D 00°22'55.1"
 T 3200.64'
 L 6306.70'
 R 15000.00'
 PC 21+66.36
 PT 84+73.06

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06°45'26"	14,970.00'	1,765.53'	1,764.50'	S12°13'18"E
C4	05°54'35"	15,130.00'	1,560.55'	1,559.86'	N11°38'55"W

50' PIPELINE EASEMENT
 DOC. NO. 2023004730
 O. P. R. W. C. TX.

PROPOSED R.O.W. C1

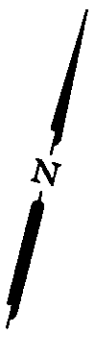


480 | Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064900

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 KANG LEE
 PARCEL 105A
 26.4712 AC. (1,153,086 SQ. FT.)

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 REF. FIELD NOTE NO. 51402
 FILE: \\saminc\US\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_105A\Parcel_105 Part 1.dgn

REMAINING 71.3317 AC. LT
 REMAINING 49.2971 AC. RT



JOSEPH WOOD SURVEY
ABSTRACT NO. 649

SHIRLEY VIRGINIA
DEVAUX TAYLOR
CALLED 134 AC.
RECORDED DECEMBER 3, 1999
DOC. NO. 1999080976
O.P.R.W.C.TX.

P.O.C.
53+65.56
506.92' LT

N68° 25' 55" E
314.87'

M.O.B.
54+32.22
199.57' LT
N=10,220,885.19
E=3,175,962.96

(N68° 27' 17" E 1327.84')
N68° 25' 55" E 388.13'

PROPOSED R.O.W.

50' PIPELINE EASEMENT
DOC. NO. 2023004730
O.P.R.W.C.TX.

105A
(26.4712 AC.)

PI 53+67.00
Δ 24° 05' 23.3" (RT)
D 00+22' 55.1"
T 3200.64'
L 6306.70'
R 15000.00'
PC 21+66.36
PT 84+73.06

KANG LEE
CALLED 147.35 AC.
RECORDED DECEMBER 3, 2020
DOC. NO. 2020153312
O.P.R.W.C.TX.

ENGINEER'S CENTERLINE

BOUNDARY LINE AGREEMENT
DOC. NO. 9605107
O.P.R.W.C.TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06° 45' 26"	14,970.00	1,765.53'	1,764.50'	S12° 13' 18" E
C4	05° 54' 35"	15,130.00	1,560.55'	1,559.86'	N11° 38' 55" W

M.M.
55+18.32
178.88' RT

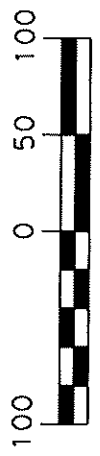
N68° 25' 55" E
74.81'

MILTON WOLBRUECK
CALLED 98.03 AC.
RECORDED JANUARY 30, 2013
DOC. NO. 2013008736
O.P.R.W.C.TX.

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REF. FIELD NOTE NO. 51402
Parcel 105 Part 1 PG 2.dgn

REMAINING	REMAINING
71.3317 AC. LT	49.2971 AC. RT

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



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KANG LEE
PARCEL 105A
26.4712 AC. (1,153,086 SQ. FT.)

EXISTING *147.100 AC. ACQUIRE 26.4712 AC.

PAGE 6 OF 9

MATCH LINE

51+00

60+00

FILE: \\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_105A\Parcel 105 Part 1 PG 2.dgn

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 012503885, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 9, 2025, AND ISSUED DATE JULY 18, 2025.

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.)

A. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 308 PAGE 30, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

B. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 562 PAGE 82, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

C. WATER LINE(S) EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 563, PAGE 501, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

D. WATER LINE(S) EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 565, PAGE 213, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

E. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT OF RECORD IN DOCUMENT NO. 965107, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

F. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN SURVIVORSHIP AGREEMENT FOR COMMUNITY PROPERTY OF RECORD IN DOCUMENT NO. 2017091208, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(NOT A SURVEY MATTER)

G. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT OF ENTRY, POSSESSION AND USE AGREEMENT OF RECORD IN DOCUMENT NO. 202002067, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2020148434, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

I. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENT AND RIGHT OF WAY AGREEMENT OF RECORD IN DOCUMENT NO. 2023004730, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

J. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD, ROADWAY, RAILROAD OR RAILROAD RIGHT-OF-WAY.
(SUBJECT TO, IF APPLICABLE)

K. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD.
(SUBJECT TO, IF APPLICABLE)

L. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR 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 MINERALS THAT ARE NOT LISTED.
(NOT A SURVEY MATTER)

M. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, 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 THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
(NOT A SURVEY MATTER)

N. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY)
(SUBJECT TO, IF APPLICABLE)

O. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
(NOT A SURVEY MATTER)

P. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)
(SUBJECT TO, IF APPLICABLE)

EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	71.3317 AC.	LT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KANG LEE

PARCEL 105A

26.4712 AC. (1,153,086 SQ. FT.)

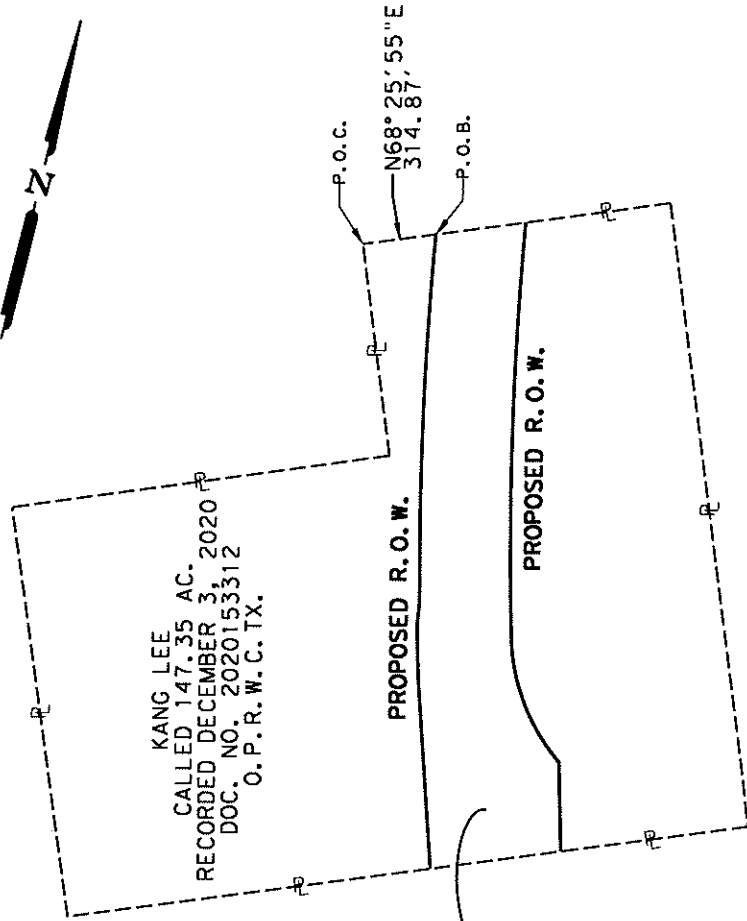
LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- 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
- ℙ 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
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

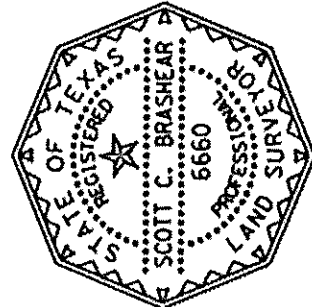
NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. 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 TEXAN TITLE INSURANCE COMPANY, GE NO. GT2503885, EFFECTIVE DATE JULY 29, 2025 AND ISSUED DATE JULY 19, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. EAST WILCO HIGHWAY ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM HALFF SCHEMATIC RECEIVED BY SAM, LLC IN APRIL, 2025.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

PARENT TRACT INSET
N.T.S.



105A
(26.4712 AC.)



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

DATE

8/29/2025

PAGE 9 OF 9
REF. FIELD NOTE NO. 51402
Parcel 105 Part 1 PG 2.dgn

EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	71.3317 AC.	LT
				REMAINING	49.2971 AC.	RT



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