

**DEVELOPMENT AGREEMENT BY AND BETWEEN WILLIAMSON COUNTY,
TEXAS, AND REAGAN 245 REAL ESTATE LLC, REGARDING THE
CONSTRUCTION OF CERTAIN IMPROVEMENTS TO REAGAN BOULEVARD**

This Development Agreement (the “Agreement”) is made by and between Williamson County, Texas (the “County”) and Reagan 245 Real Estate, LLC (the “Developer”), both acting by and through their duly authorized agents.

RECITALS

WHEREAS, the Developer owns approximately 3.088 acres of land abutting Ronald Reagan Blvd., as shown on Exhibit “A”, attached hereto (the “Property”); and

WHEREAS, the Developer intends to develop the Property with commercial uses; and

WHEREAS, the Parties acknowledge the need to make certain improvements to Reagan Blvd., namely a right turn lane (the “Developer Improvements”), to accommodate the development of the Property, of the types, amounts, and in the approximate locations depicted in Exhibit “B” attached hereto; and

WHEREAS, the County is in the process of designing and constructing improvements to Ronald Reagan Blvd. (the “County Project”); and

NOW THEREFORE, in consideration of the mutual covenants and agreements made herein, the County and the Developer do hereby agree as follows:

Article I.

County Responsibilities

1.1 The County shall be responsible for the preliminary and final design, relocation of utilities not owned by Developer, construction bidding, project management, and construction of the Developer Improvements. The County will jointly bid the work performed on the Developer Improvements as a component of the County Project. The portions of the County Project plans and specifications, including any amendments or change orders, relating to the Developer Improvements shall be provided to the Developer for review and comment prior to construction (the “Developer Improvement Plans”). The Developer shall have ten (10) days to provide a written response to any issues or defects identified in the Developer Improvement Plans.

Article II.

Developer Obligations

2.1 The Developer shall dedicate to the County a drainage easement interest in and to approximately 0.0139 acres of land in Williamson County, Texas (“Drainage Easement”), as described further in Exhibit “C” attached hereto, for the County Project. The Drainage Easement will be conveyed to the County in a document drafted by County, and said Drainage Easement dedication will be free and clear of all liens. Developer shall dedicate the Drainage Easement to County within sixty (60) days of the full execution of this Agreement.

2.2 The Developer shall reimburse the County for all costs associated with the Developer Improvements, including but not limited to all actual costs relating to the preliminary and final design, relocation of utilities owned by Developer, construction bidding, project management, and construction of the Developer Improvements (“Total Developer Participation Amount”), currently estimated at SIXTY-TWO THOUSAND FOUR HUNDRED FIFTY-SEVEN and No/100 DOLLARS (\$62,457.00), shown in further detail in Exhibit “D” attached hereto. The County shall submit an initial reimbursement request to the Developer, which shall be based on the actual design costs incurred and the actual construction unit pricing included at bid opening for the County Project construction contract (the “Initial Developer Participation Amount”). The County shall submit a reimbursement request for 100% of the Initial Developer Participation Amount upon award of the construction contract for the County Project. The Developer shall remit payment to the County for the Initial Developer Participation Amount within thirty (30) days after receipt of the reimbursement request from the County.

The County shall submit a final reimbursement request for any remaining design and construction costs for Developer Improvements included in the County Project once the County Project is completed and all final balancing change orders have been issued (the “Final Developer Participation Amount”). The Developer shall remit payment to the County for the Final Developer Participation Amount within thirty (30) days after receipt of the reimbursement request from the County. If the Final Developer Participation Amount is less than the Initial Developer Participation Amount, the County shall remit payment to the Developer within ninety (90) days after the County Project is completed.

Article III. Miscellaneous

3.1 Mutual Assistance. The County and the Developer will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions of this Agreement.

3.2 Representations and Warranties. The County represents and warrants to the Developer that this Agreement is within its authority, and that it is duly authorized and empowered to enter into this Agreement, unless otherwise ordered by a court of competent jurisdiction. Developer represents and warrants to the County that it has the requisite authority to enter into this Agreement.

3.3 Default. If either the County or the Developer should default in the performance of any obligations of this Agreement, the other party shall provide such defaulting party written notice of the default, and a period of thirty (30) days to cure such default, provided, however, if the nature of the default does not involve the payment of money and is such that it cannot be reasonable cured within thirty (30) days, then the defaulting party shall have such time as is reasonably necessary to cure the default so long as the cure is commenced in thirty (30) days and diligently pursued to completion, prior to instituting an action for breach or pursuing any other remedy for default. If the defaulting party remains in default after notice and opportunity to cure, the non-defaulting party shall have the right to pursue any remedy at law or in equity for the defaulting party’s breach.

3.4 Attorney's Fees. In the event any legal action or proceeding is commenced between the County and the Developer to enforce provisions of this Agreement and recover damages for breach, the prevailing party in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, to the extent allowed by law.

3.5 Entire Agreement. This Agreement contains the entire agreement between the parties. This Agreement may only be amended, altered or revoke by written instrument signed by the County and the Developer.

3.6 Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns.

3.7 Assignment. The obligations of Developer hereunder shall run with the land. The Developer may assign all or part of its rights and obligations to a third party without the written consent of the County, so long as the assignee has the financial ability and development experience to perform the obligations of Developer hereunder.

3.8 Amendment. This Agreement may be amended by the mutual written agreement of the parties.

3.9 Termination. The County may terminate this Agreement if the payment terms described in Section 2.01 are not met.

3.10 Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered by actual delivery, facsimile with receipt of confirmation, or by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses:

Developer:

Attn: _____

Phone: (____) _____

County:

Williamson County, Texas
Steven Snell, County Judge
Georgetown, TX 78626
Phone: (512) _____
Fax: (512) _____

With a copy to:

Sheets & Crossfield, PLLC
309 East Main St.
Round Rock, TX 78664
Phone: (512) 255-8877
Fax: (512) 255-8986

Either Party may designate a different address at any time upon written notice to the other party.

3.11 Interpretation. Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any party.

3.12 Applicable Law. This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas, and venue shall lie in Williamson County, Texas.

3.13 Severability. In the event any provisions of this Agreement are illegal, invalid, or unenforceable under present or future laws, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

3.14 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

3.15 No Third-Party Beneficiaries. This Agreement is not intended to confer any rights, privileges, or causes of action upon any third party.

3.16 Exhibits. The following Exhibits are attached and incorporated by reference for all purposes:

<u>Exhibit "A"</u>	Property Description
<u>Exhibit "B"</u>	Developer Improvements
<u>Exhibit "C"</u>	Drainage Easement Field Notes
<u>Exhibit "D"</u>	Cost Estimate

3.17 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The County, its past, present, and future officers, elected officials, employees, and agents of the County, do not assume any responsibilities or liabilities to any third party in connection with the development of the Project or the design, construction, or operation of any portion of the Project.

3.18 Force Majeure. If, by reason of Force Majeure (as hereinafter defined), any party shall be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party shall give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence thereof. The obligations of the party giving such notice, to the extent affected by such Force Majeure, shall be suspended during the continuance of the inability claimed and for no longer period, and any such party shall in good faith exercise its best efforts to remove and overcome such inability. The term "Force Majeure" as utilized herein shall mean and refer to acts of God: acts of public enemies; orders of

any kind of the government of the United States, the State of Texas, or any other civil or military authority; lightning; fires; hurricanes; storms; floods; or other natural disasters or other causes not reasonably within the control of the party claiming such inability.

3.19. Contingent Possession. Upon completion of the full execution of this Agreement by all parties, the County, its agents and contractors shall be permitted at any time before January 1, 2026, to enter and possess the Property for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway improvement construction project of Developer on the Property or other obligations of this Agreement, and Developer agrees to make any gate access available to the County, 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 Agreement.

3.20 Effective Date. This Agreement becomes effective when signed by the last party whose signature makes this Agreement fully executed.

IN WITNESS WHEREOF, DEVELOPER AND COUNTY have executed duplicate counterparts to effectuate this Agreement to be effective as of the last date of due execution.

CR 245 REAL ESTATE, LLC.

By: *Saiyad Maknoja*
Saiyad Maknoja (Dec 17, 2025 10:36:26 CST)
Its: Owner
Date: Dec 17, 2025

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell
County Judge

Date: _____

Attest:

Nancy Rister, County Clerk

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 2025 by Steven Snell, County Judge of Williamson County, Texas, on behalf of said governmental entity.

Notary Public, State of Texas

EXHIBIT A

Property	Owner	Property Address	Tax Year	2025 Market Value
R629345	REAGAN 245 REAL ESTATE LLC	29901 RONALD W REAGAN BLVD, GEORGETOWN, TX 78633	2025	\$586,299

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	Land - Transitional
Legal Description	S12921 - HIGHLAND VILLAGE COMMERCIAL, BLOCK B, Lot 1-A (S/PT), ACRES 3.088
Neighborhood	G80 - WEST GEORGETOWN VACANT
Account	R-20-5481-000B-0001A
Map Number	1-2515
Effective Acres	-

2025 OWNER INFORMATION

Owner Name	REAGAN 245 REAL ESTATE LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	1624 SUNSET VISTA BND LEANDER, TX 78641-5255
Agent	-

2025 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$586,299
Land Agricultural Market Value	\$0
Land Timber Market Value	\$0
Total Land Market Value	\$586,299
Total Market Value	\$586,299

ASSESSED VALUE

Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$586,299
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$586,299
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$586,299

2025 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$586,299	0
CGT- City of Georgetown		-	\$586,299	0.3647
GWI- Williamson CO		-	\$586,299	0.35567
R03- Somerset Hills Rd Dist # 3		-	\$586,299	0.29
RFM- Wmsn CO FM/RD		-	\$586,299	0.044329
SGT- Georgetown ISD		-	\$586,299	1.0544
TOTALS				2.109099

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$586,299	\$0	\$0	134,513 Sq. ft
TOTALS						134,513 Sq. ft / 3.088000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2024	\$0	\$377,128	\$377,128	\$0	\$0	\$0	\$0	\$377,128	\$0	\$0	\$377,128
2023	\$0	\$377,128	\$377,128	\$0	\$0	\$0	\$0	\$377,128	\$0	\$0	\$377,128

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/12/2024	BARGE V W III TRUSTEE OF VWB TRUST	REAGAN 245 REAL ESTATE LLC	2024090916	

EXHIBIT B

GEORGETOWN
CITY LIMITS

CULVERT 6

EXIST. ROW

EXIST. ROW

1970+00

TABLESPOON
POND

EXIST. RONALD REAGAN BLVD

VENETA LN

EXIST. ROW

CR 245

EXIST. ROW

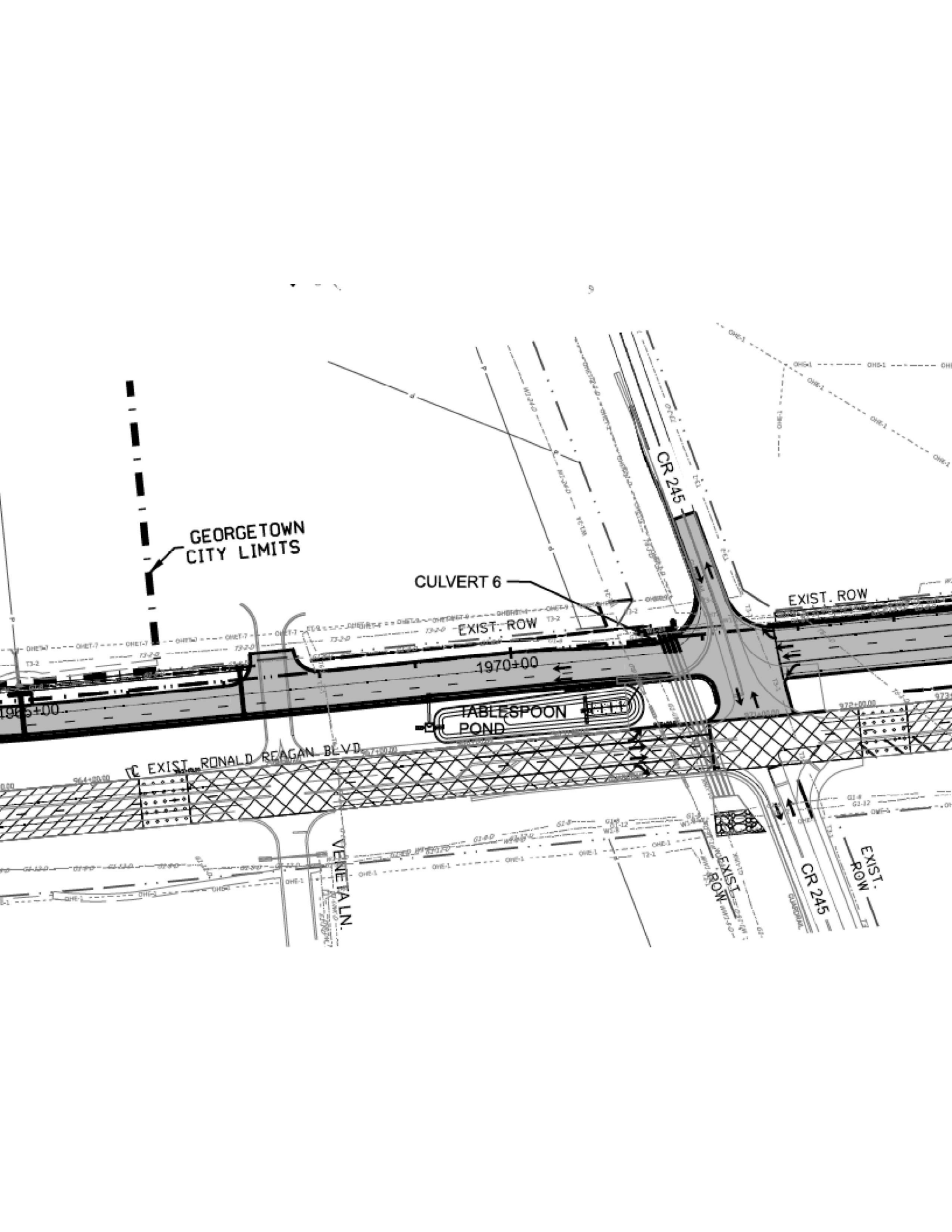


EXHIBIT C

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

This grant is subject to any 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. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____ day of _____, 2025.

[signature page follows]

EXHIBIT "A"

County: Williamson
Highway: Ronald Reagan Boulevard
Limits: From R.M. 2338 To S.H. 195 (Rattlesnake Road)
Parcel No.: 107E

Page 1 of 4
April 11, 2025

PROPERTY DESCRIPTION FOR EASEMENT 107E

DESCRIPTION OF A 0.0139 ACRE (606 SQ. FT.) EASEMENT LOCATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.421 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM V.W. BARGE III, TRUSTEE OF VWB TRUST TO REAGAN 245 REAL ESTATE LLC, RECORDED IN DOCUMENT NUMBER 2024090916, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED AS LOT 1-A, BLOCK B, HIGHLAND VILLAGE COMMERCIAL SUBDIVISION, AND RECORDED IN DOCUMENT NUMBER 2022045281, O.P.R.W.C.TX.; SAID 0.0139 ACRE (606 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found 601.31 feet left of Ronald Reagan Boulevard Engineer's Station (E.C.S.) 969+60.74, on the existing west right-of-way (R.O.W.) line of County Road 245 (C.R. 245), a variable width ROW, recorded in Document Number 9553392, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the northeast corner of said Lot 1-A, Block B, Highland Village Commercial Subdivision;

THENCE, South 21°21'44" East, with the existing west R.O.W. line of said C.R. 245 and the east line of said Lot 1-A, Block B, Highland Village Commercial Subdivision, a distance of **483.91 feet** to a calculated point (Surface Coordinates: N=10,242,078.82, E= 3,101,002.61) 134.88 feet left of Ronald Reagan Boulevard E.C.S. 970+89.63, for the **POINT OF BEGINNING** and northeast corner of the easement described herein;

THENCE, with the existing west R.O.W. line of said C.R. 245, the following two (2) bearings and distances numbered 1-2:

- 1) **South 21°21'44" East**, a distance of **0.93 feet** to a calculated point 133.98 feet left of Ronald Reagan Boulevard E.C.S 970+89.87, for the east corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 41°03'43" West, a distance of 0.62 feet and corner of the easement described herein;
- 2) **South 31°23'24" West**, a distance of **30.31 feet** to a calculated point 109.88 feet left of Ronald Reagan Boulevard E.C.S 970+71.51 on the north line of Ronald Reagan Boulevard, a variable width ROW as recorded Document Number 2010006962, O.P.R.W.C.TX., for the southeast corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 31°23'24" West, a distance of 0.60 feet;

THENCE, South 84°03'49" West, departing the existing west R.O.W. line of said C.R. 245, with the existing north R.O.W. line of said Ronald Reagan Boulevard, a distance of **11.28 feet** to a calculated point 109.87 feet left of Ronald Reagan Boulevard E.C.S. 970+60.23, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod stamped "Tri-Tech Surveying" found bears South 84°03'49" West, a distance of 546.35 feet and South 05°56'11" West, a distance of 0.31 feet;

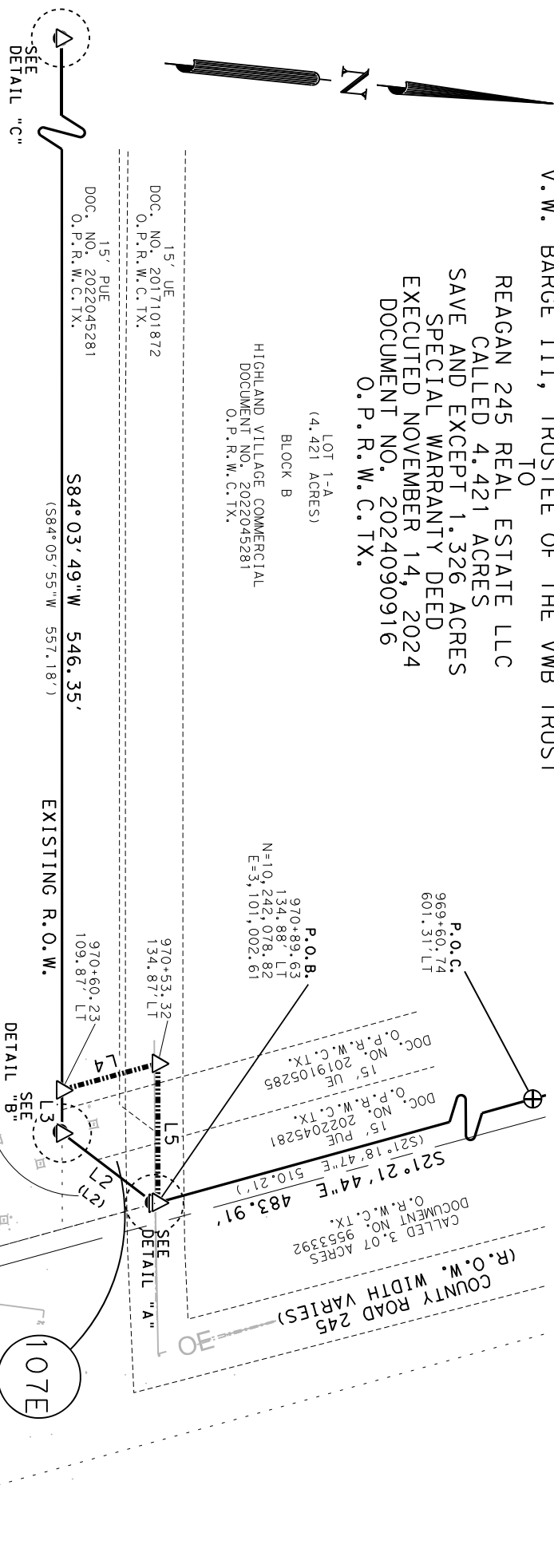
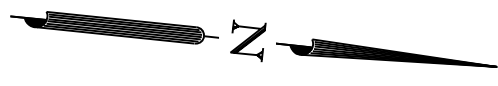
THENCE, departing the existing north R.O.W. line of said Ronald Reagan Boulevard, over and across said Lot 1-A, Block B, Highland Village Commercial Subdivision, the following two (2) courses and distances numbered 4-5:

- 3) **North 21°21'44" West**, a distance of **25.93 feet** to a calculated point 134.87 feet left of Ronald Reagan Boulevard E.C.S. 970+53.32, for the northwest corner of the easement described herein, and

V.W. BARGE III, TRUSTEE OF THE VWB TRUST
TO

REAGAN 245 REAL ESTATE LLC
CALLED 4.421 ACRES
SAVE AND EXCEPT 1.326 ACRES
SPECIAL WARRANTY DEED
EXECUTED NOVEMBER 14, 2024
DOCUMENT NO. 2024090916
O.P.R.W.C.TX.

LOT 1-A
(4.421 ACRES)
BLOCK B
HIGHLAND VILLAGE COMMERCIAL
DOCUMENT NO. 2022045281
O.P.R.W.C.TX.



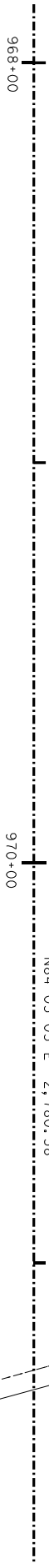
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21°21'44"E	0.93'
L2	S31°23'24"W	30.31'
(L2)	(S31°23'34"W)	(30.30')
L3	S84°03'49"W	11.28'
L4	N21°21'44"W	25.93'
L5	N84°03'49"E	36.31'

RONALD REAGAN BOULEVARD
(R.O.W. WIDTH VARIES)

WILLIAMSON COUNTY, TEXAS
CALLED 15.55 ACRES
(EXHIBIT A)
DOCUMENT NO. 2010006962
O.P.R.W.C.TX.

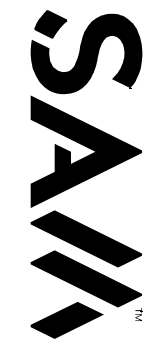
RONALD REAGAN ENGINEER'S CENTERLINE



GRAPHIC SCALE
SCALE: 1" = 40'
WILLIAMSON COUNTY, TEXAS



FILE: \\sami\inc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibit\Parcel\107\RonaldReagan-Parcel
EXISTING *4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT



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

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

PAGE 3 OF 4
REF. FIELD NOTE NO. 50698

FREDRICK FOX SURVEY
ABSTRACT NO. 229
APPROXIMATE SURVEY LINE
LINE FOR A-71
SURVEY LINE A-71
A-229

0.0139 AC.
(606 SQ. FT.)

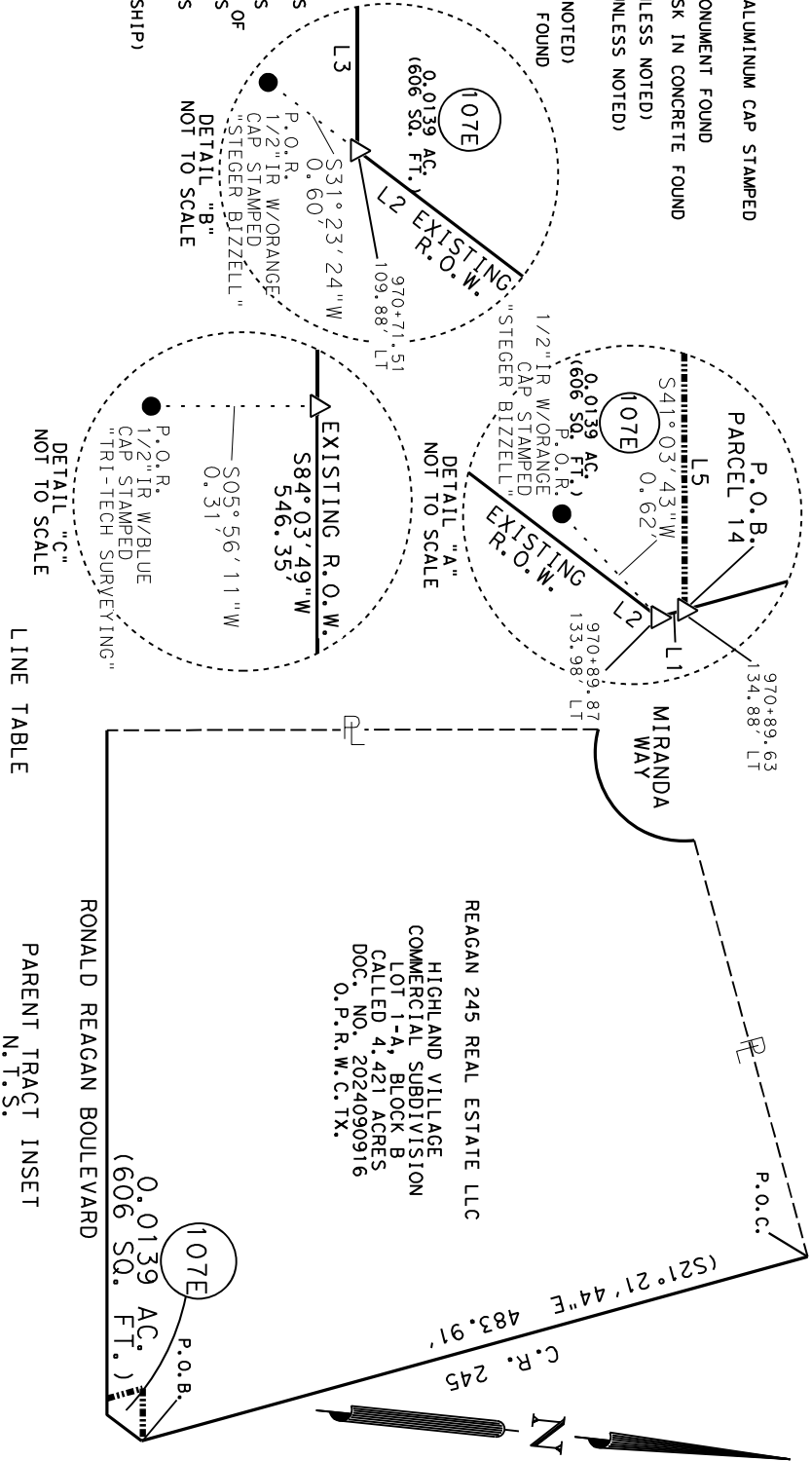


LEGEND

- 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. PLATT 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
- 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
- PROPOSED EASEMENT LINE
- BARBED WIRE FENCE
- BRICK FENCE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 2011 ADJUSTMENT (EPOCH 2010.00)). ALL DISTANCES AND 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 SEPTEMBER, 2023 THROUGH MARCH, 2024.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- * AREA CALCULATED BY SAM, LLC



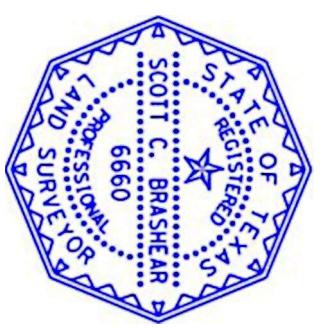
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21°21'44"E	0.93'
L2	S31°23'24"W	30.31'
(L2)	(S31°23'34"W)	(30.30')
L3	S84°03'49"W	11.28'
L4	N21°21'44"W	25.93'
L5	N84°03'49"E	36.31'

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

April 11, 2025



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

DATE

FILE: \\sami\LAUS\PROJECTS\1019052774P\100\Survey\03Exhib1+Parcel\Parcel 107\RonaldReagan-Parcel 14

EXISTING *4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT

REF. FIELD NOTE NO. 50698

PAGE 4 OF 4



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

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

JOINDER AND CONSENT OF LIENHOLDER TO DRAINAGE EASEMENT

PIONEER FINANCE, INC., a Texas Corporation, as beneficiary of Deed of Trust, dated November 12, 2024, and recorded in Document No. 2024090918 of the Official Public Records of Williamson County, Texas, securing certain promissory note of even date herewith (collectively the “Grantor Security Documents”), that create liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit “A” executes this Drainage Easement for the limited purpose of (i) consenting to the terms and conditions of the foregoing Drainage Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Drainage Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Drainage Easement.

PIONEER FINANCE, INC., a Texas Corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____, 2025,
by _____, the _____ of Pioneer Finance, Inc.,
in the capacity and for the purposes and consideration recited herein.

Signature

Printed Name

Notary Public, State of _____

EXHIBIT "A"

County: Williamson
Highway: Ronald Reagan Boulevard
Limits: From R.M. 2338 To S.H. 195 (Rattlesnake Road)
Parcel No.: 107E

Page 1 of 4
April 11, 2025

PROPERTY DESCRIPTION FOR EASEMENT 107E

DESCRIPTION OF A 0.0139 ACRE (606 SQ. FT.) EASEMENT LOCATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.421 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM V.W. BARGE III, TRUSTEE OF VWB TRUST TO REAGAN 245 REAL ESTATE LLC, RECORDED IN DOCUMENT NUMBER 2024090916, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED AS LOT 1-A, BLOCK B, HIGHLAND VILLAGE COMMERCIAL SUBDIVISION, AND RECORDED IN DOCUMENT NUMBER 2022045281, O.P.R.W.C.TX.; SAID 0.0139 ACRE (606 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found 601.31 feet left of Ronald Reagan Boulevard Engineer's Station (E.C.S.) 969+60.74, on the existing west right-of-way (R.O.W.) line of County Road 245 (C.R. 245), a variable width ROW, recorded in Document Number 9553392, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the northeast corner of said Lot 1-A, Block B, Highland Village Commercial Subdivision;

THENCE, South 21°21'44" East, with the existing west R.O.W. line of said C.R. 245 and the east line of said Lot 1-A, Block B, Highland Village Commercial Subdivision, a distance of **483.91 feet** to a calculated point (Surface Coordinates: N=10,242,078.82, E= 3,101,002.61) 134.88 feet left of Ronald Reagan Boulevard E.C.S. 970+89.63, for the **POINT OF BEGINNING** and northeast corner of the easement described herein;

THENCE, with the existing west R.O.W. line of said C.R. 245, the following two (2) bearings and distances numbered 1-2:

- 1) **South 21°21'44" East**, a distance of **0.93 feet** to a calculated point 133.98 feet left of Ronald Reagan Boulevard E.C.S 970+89.87, for the east corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 41°03'43" West, a distance of 0.62 feet and corner of the easement described herein;
- 2) **South 31°23'24" West**, a distance of **30.31 feet** to a calculated point 109.88 feet left of Ronald Reagan Boulevard E.C.S 970+71.51 on the north line of Ronald Reagan Boulevard, a variable width ROW as recorded Document Number 2010006962, O.P.R.W.C.TX., for the southeast corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 31°23'24" West, a distance of 0.60 feet;

THENCE, South 84°03'49" West, departing the existing west R.O.W. line of said C.R. 245, with the existing north R.O.W. line of said Ronald Reagan Boulevard, a distance of **11.28 feet** to a calculated point 109.87 feet left of Ronald Reagan Boulevard E.C.S. 970+60.23, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod stamped "Tri-Tech Surveying" found bears South 84°03'49" West, a distance of 546.35 feet and South 05°56'11" West, a distance of 0.31 feet;

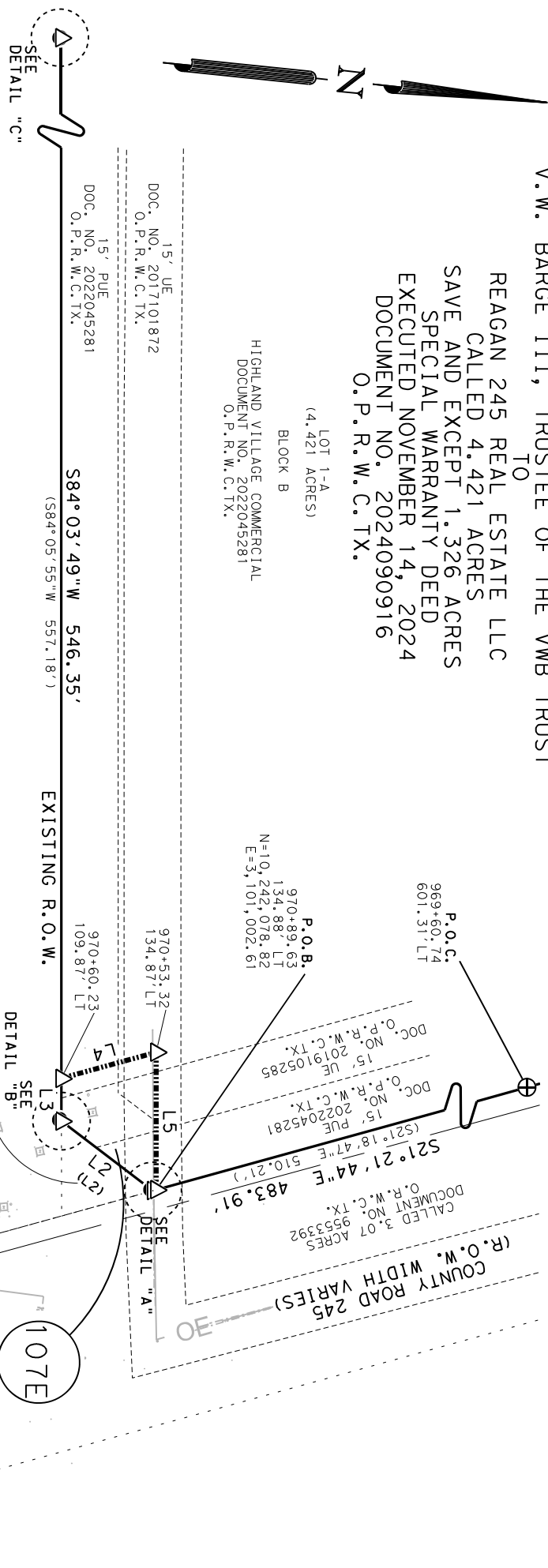
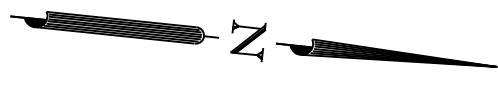
THENCE, departing the existing north R.O.W. line of said Ronald Reagan Boulevard, over and across said Lot 1-A, Block B, Highland Village Commercial Subdivision, the following two (2) courses and distances numbered 4-5:

- 3) **North 21°21'44" West**, a distance of **25.93 feet** to a calculated point 134.87 feet left of Ronald Reagan Boulevard E.C.S. 970+53.32, for the northwest corner of the easement described herein, and

V.W. BARGE III, TRUSTEE OF THE VWB TRUST
TO

REAGAN 245 REAL ESTATE LLC
CALLED 4.421 ACRES
SAVE AND EXCEPT 1.326 ACRES
SPECIAL WARRANTY DEED
EXECUTED NOVEMBER 14, 2024
DOCUMENT NO. 2024090916
O.P.R.W.C.TX.

LOT 1-A
(4.421 ACRES)
BLOCK B
HIGHLAND VILLAGE COMMERCIAL
DOCUMENT NO. 2022045281
O.P.R.W.C.TX.



LINE NO.	BEARING	DISTANCE
L1	S21°21'44"E	0.93'
L2	S31°23'24"W	30.31'
(L2)	(S31°23'34"W)	(30.30')
L3	S84°03'49"W	11.28'
L4	N21°21'44"W	25.93'
L5	N84°03'49"E	36.31'

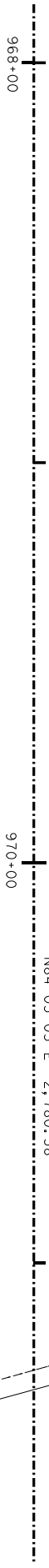
RONALD REAGAN BOULEVARD
(R.O.W. WIDTH VARIES)

WILLIAMSON COUNTY, TEXAS
CALLED 15.55 ACRES
(EXHIBIT A)
DOCUMENT NO. 2010006962
O.P.R.W.C.TX.

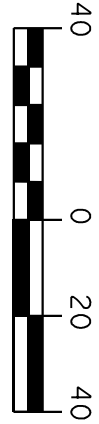
LEWIS P. DYCHES SURVEY
ABSTRACT NO. 111

FREDRICK FOX SURVEY
ABSTRACT NO. 229

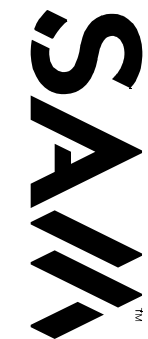
RONALD REAGAN ENGINEER'S CENTERLINE



FILE: \\sami\inc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibit\Parcel\107\Ronald Reagan-Parcel
EXISTING *4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT



GRAPHIC SCALE
SCALE: 1" = 40'
WILLIAMSON COUNTY, TEXAS



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

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

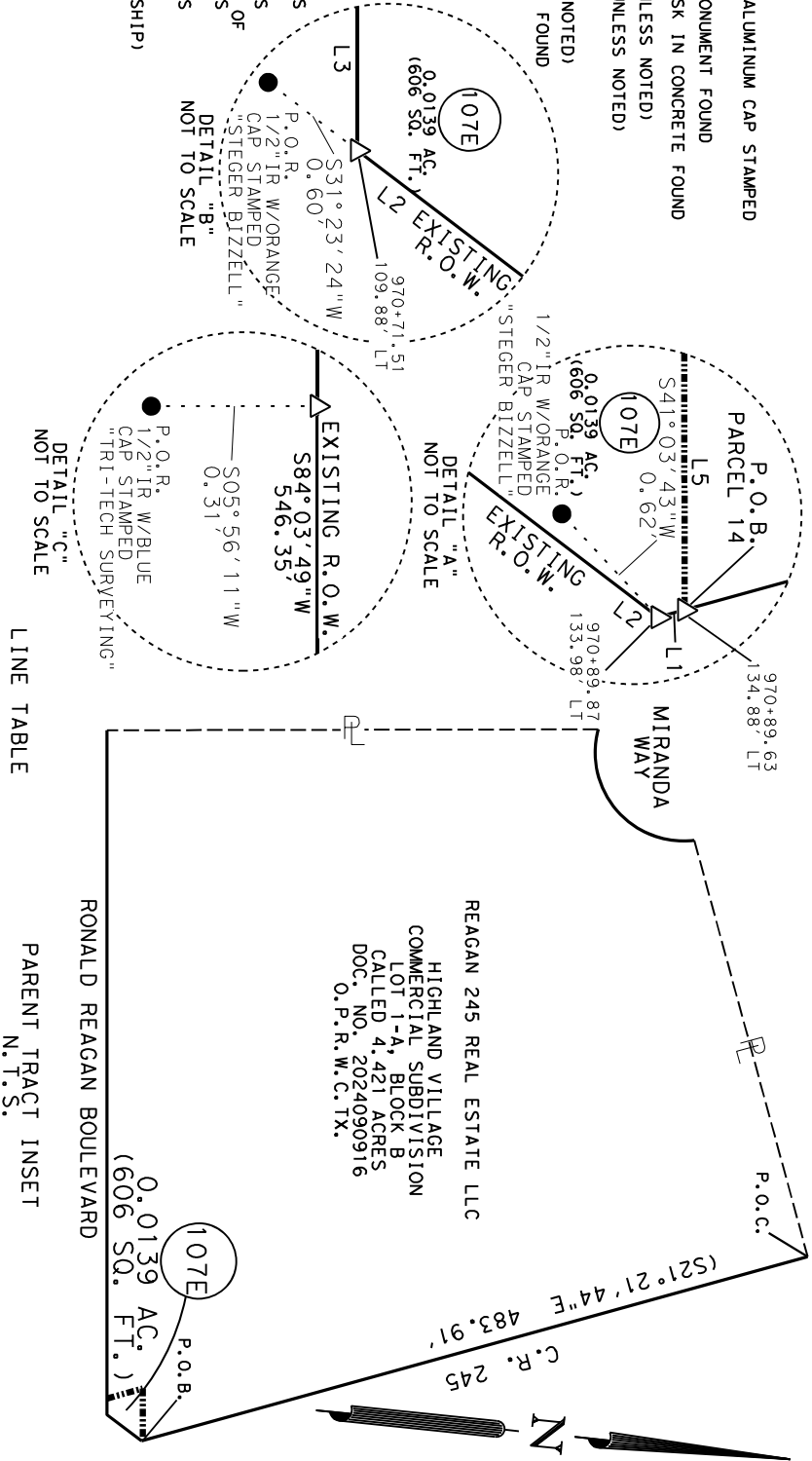
PAGE 3 OF 4
REF. FIELD NOTE NO. 50698

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. PLATT 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
- 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
- PROPOSED EASEMENT LINE
- BARBED WIRE FENCE
- BRICK FENCE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 2011 ADJUSTMENT (EPOCH 2010.00)). ALL DISTANCES AND 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 SEPTEMBER, 2023 THROUGH MARCH, 2024.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- * AREA CALCULATED BY SAM, LLC



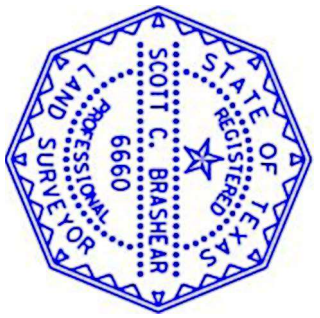
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21° 21' 44" E	0.93'
L2	S31° 23' 24" W (S31° 23' 34" W)	30.31' (30.30')
L3	S84° 03' 49" W	11.28'
L4	N21° 21' 44" W	25.93'
L5	N84° 03' 49" E	36.31'

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

April 11, 2025



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

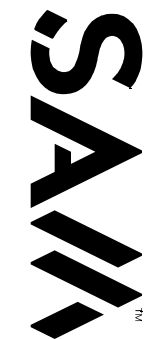
DATE

FILE: \\sami\LAUS\PROJECTS\1019052774P\100\Survey\03Exhib\1+Parcel\RonaldReagan-Parcel 14\Parcel 14.dwg

EXISTING *4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT

REF. FIELD NOTE NO. 50698

PAGE 4 OF 4



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FOX: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

EXHIBIT D

ITEM NO.	DESC NO.	SPEC NO.	DESCRIPTION	UNIT	QTY	PRICE	AMOUNT
100	7002		PREPARING ROW	STA	4.12	\$0.00	\$0.00
110	7001		EXCAV (ROADWAY)	CY	181.00	\$30.00	\$5,430.00
132	7006		EMBANK (FNL)(DC)(TY C)	CY	163.00	\$35.00	\$5,705.00
247	7178		FL BS (CMP IN PLC)(TY A GR 4)(FNAL POS)	CY	179.00	\$55.00	\$9,845.00
260	7003		LIME (QUICKLIME (SLURRY))	TON	0.30	\$350.00	\$105.00
260	7011		LIME TRT (EXIST MATL & NEW BASE)(8")	SY	524.00	\$7.00	\$3,668.00
292	7017		TACK COAT	GAL	16.00	\$5.25	\$84.00
310	7013		PRIME COAT(MC-30 OR AE-P)	GAL	47.00	\$5.00	\$235.00
316	7070		ASPH(AC-15P, HFRS-2P OR CRS-2P)	GAL	75.00	\$5.00	\$375.00
316	7187		AGGR (TY-D, GR-5)(SAC-B)	CY	2.00	\$173.25	\$347.00
341	7002		D-GR HMA TY-B SAC-B PG64-22	TON	147.00	\$140.00	\$20,580.00
341	7058		D-GR HMA TY-D SAC-B PG76-22	TON	44.00	\$120.00	\$5,280.00
502	6001		BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	1.00	\$0.00	\$0.00
529	7002		CONC CURB (TY II)	LF	85.00	\$35.00	\$2,975.00
			Construction				\$54,629.00
			Design cost (Roadway and Drainage)				\$7,828.00
			Project Total				\$62,457.00