

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to those certain (6) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "B" (the "Property"); for the purpose of constructing, reconstructing, maintaining, and operating the proposed Ronald Reagan Extension roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A & B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Steven Snell
Williamson County Judge

Exhibit "A"

| Parcel | Owner | Legal Description |
|---------------|--|---|
| 3 | John Jay Dudgeon and Karen Dudgeon | 0.2090 of one acre (9,106 square feet) parcel of land, more or less, situated in the Burleson Warren Survey, Abs. No 667 |
| 6 | LAMCON 22, a Texas limited liability company | 0.3528 of one acre (15,366 square feet) parcel of land, more or less, situated in the Theophilus W. Medcalf Survey, Abs. No 412 |
| 11 | ATXC Ronald Reagan, LLC | 2.366 acres (103,062 square feet) parcel of land, more or less, situated in the Theophilus W. Medcalf Survey, Abs. No 412 |
| 25 | Jashve, LLC | 1.944 acre (84,681 square feet) parcel of land, more or less, situated in the Theophilus W. Medcalf Survey, Abs. No 412 |
| 25A | Reagan 3405 Real Estate, LLC | 0.7648 (33,314 square feet) parcel of land, more or less, situated in the Theophilus W. Medcalf Survey, Abs. No 412 |
| 30A | A2KK, LLC | 2.737 acre (119,221 square feet) parcel of land, more or less, situated in the Theophilus W. Medcalf Survey, Abs. No 412 |

Exhibit "B"

County: Williamson
Parcel: 3 – John Jay Dudgeon and Karen Dudgeon
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2090 OF ONE ACRE (9,106 SQUARE FEET) PARCEL OF LAND SITUATED IN THE BURLESON WARREN SURVEY, ABSTRACT NO. 667, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 15.376 ACRE TRACT OF LAND DESCRIBED IN A TRUSTEE'S DEED BY SUBSTITUTE TRUSTEE WITH VENDOR'S LIEN TO JOHN JAY DUDGEON AND KAREN DUDGEON, RECORDED IN DOCUMENT NO. DOCUMENT NO. 9735668 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), SAID 0.2090 OF ONE ACRE (9,106 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the North line of the remainder of said 15.376 acre tract and the common South line of a called 10.01 acre tract of land described in a Warranty Deed to Christopher M. Doleva and Savannah R. Doleva, recorded in Document No. 2020119878 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Grid Coordinates: N=10,231,188.83, E=3,076,926.18), 164.57 feet Left of Ronald Reagan Baseline Station 690+79.67, from which a 1/2-inch rebar found in the North line of the remainder of said 15.376 acre tract and the common South line of said 10.01 acre tract, bears South 68°50'06" West a distance of 231.22 feet;

1) THENCE **North 68°50'06" East**, with the North line of the remainder of said 15.376 acre tract and the common South line of said 10.01 acre tract, a distance of **13.41** feet to a Calculated Point in the existing West ROW line of Ronald Reagan Boulevard (Variable Width ROW), for the Northeast corner of the remainder of said 15.376 acre tract and the common Southeast corner of said 10.01 acre tract, 154.53 feet Left of Ronald Reagan Baseline Station 690+88.38;

THENCE with the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 15.376 acre tract, the following three (3) courses and distances:

2) Along a curve to the **Left**, having a radius of **8,650.00** feet, at an arc distance of 1.53 feet passing a 1/2-inch rebar with cap stamped "DIAMOND SURVEYING" found and continuing with a total arc length of **461.84** feet, a delta angle of **03°03'33"**, and a chord which bears **South 20°14'15" West** a distance of **461.79** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 166.75 feet Left of Ronald Reagan Baseline Station 686+36.17;

3) **North 71°49'56" West** a distance of **20.14** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 186.89 feet Left of Ronald Reagan Baseline Station 686+36.56; and



County: Williamson
Parcel: 3 – John Jay Dudgeon and Karen Dudgeon
Highway: Ronald Reagan Boulevard

- 4) Along a curve to the **Left**, having a radius of **8,650.00** feet, an arc length of **157.98** feet, a delta angle of **01°02'47"**, and a chord which bears **South 18°07'30" West** a distance of **157.98** feet to a 1/2-inch rebar with cap stamped "DIAMOND SURVEYING" found, for the Southeast corner of the remainder of said 15.376 acre tract and the common East corner of a called 0.300 of one acre tract of land described in a Special Warranty Deed to JRVRG 5, LLC, recorded in Document No. 2025013291 of said O.R.W.C.T., 191.48 feet Left of Ronald Reagan Baseline Station 684+82.45;
- 5) THENCE **South 87°01'30" West** with the South line of the remainder of said 15.376 acre tract and the common Northeast line of said 0.300 of one acre tract, a distance of **36.71** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed West ROW line of said Ronald Reagan Boulevard, 226.24 feet Left of Ronald Reagan Baseline Station 684+70.92, from which a 1/2-inch rebar with cap stamped "DIAMOND SURVEYING" found for the Southwest corner of the remainder of said 15.376 acre tract and the common reentrant corner of said 0.300 of one acre tract, bears South 87°01'30" West a distance of 55.40 feet;

THENCE over and across the remainder of said 15.376 acre tract and with the proposed West ROW line of said Ronald Reagan Boulevard, the following four (4) courses and distances:

- 6) **North 26°52'26" East** a distance of **173.30** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 194.77 feet Left of Ronald Reagan Baseline Station 686+36.78;
- 7) **North 25°03'48" East** a distance of **207.68** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 168.47 feet Left of Ronald Reagan Baseline Station 688+38.03;
- 8) Along a curve to the **Right** having a radius of **8,840.00** feet, an arc length of **244.83** feet, a delta angle of **01°35'13"**, and a chord which bears **North 20°20'21" East** a distance of **244.82** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 164.62 feet Left of Ronald Reagan Baseline Station 690+77.62; and



County: Williamson
Parcel: 3 – John Jay Dudgeon and Karen Dudgeon
Highway: Ronald Reagan Boulevard

9) **North 21°41'31" East** a distance of **2.09** feet to the **POINT OF BEGINNING**, containing 0.2090 of one acre (9,106 Square Feet) of land, more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas 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 1.00012.

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

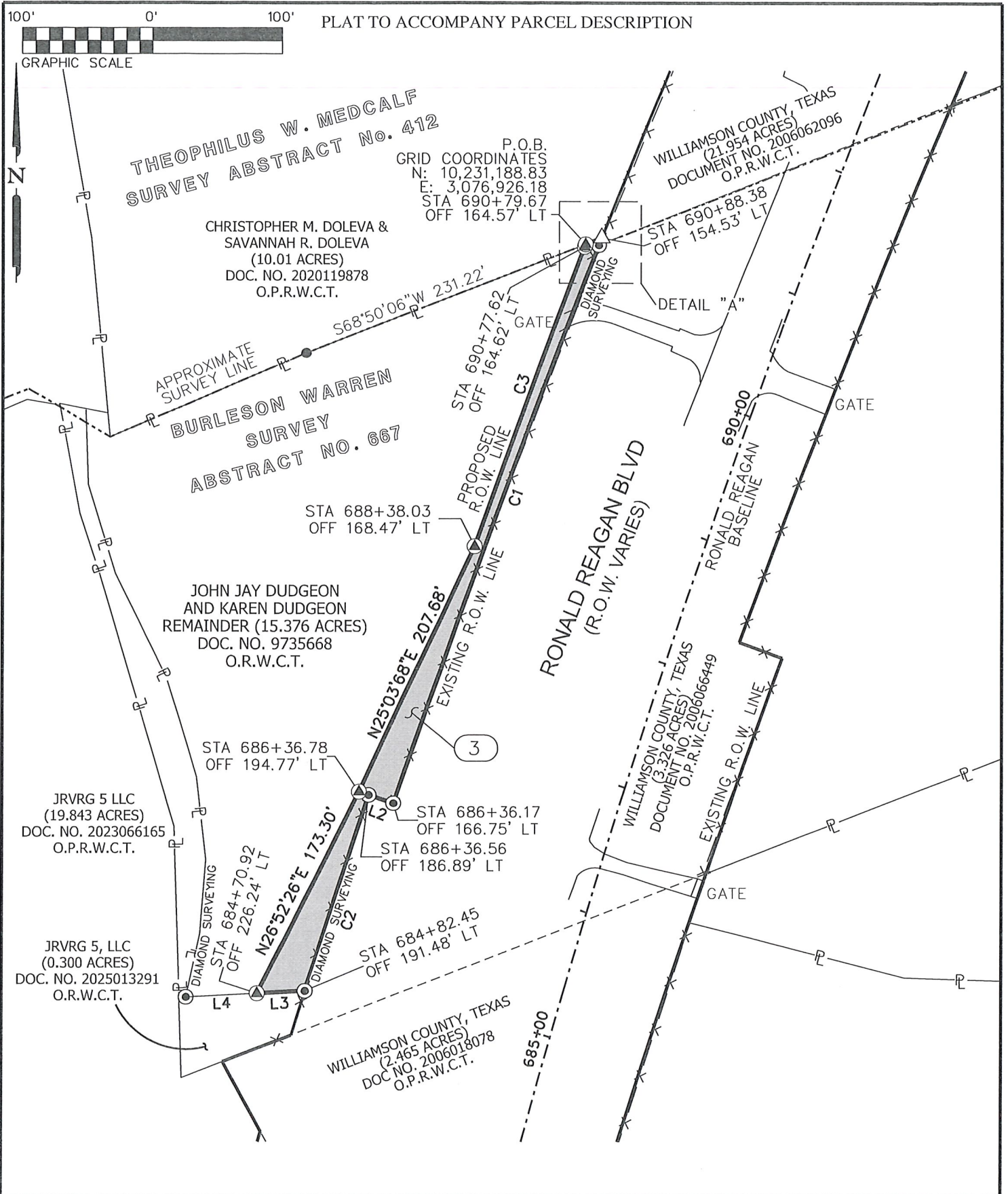
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 *Frank W. Funk* 07/11/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



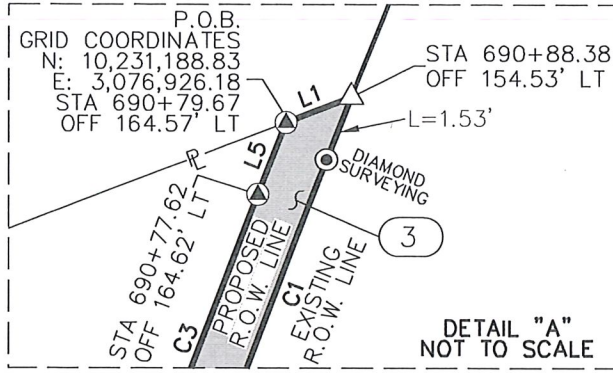
LSI LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

| | | |
|---------------------------------|---------------|------------|
| PARCEL PLAT SHOWING PROPERTY OF | | |
| JOHN JAY AND KAREN DUDGEON | | |
| SCALE | PROJECT | COUNTY |
| 1" = 100' | RONALD REAGAN | WILLIAMSON |

| |
|---------------|
| 07/11/2025 |
| PARCEL 03 |
| 0.2090 ACRES |
| 9,106 Sq. Ft. |
| SHEET 4 OF 6 |

PLAT TO ACCOMPANY PARCEL DESCRIPTION

| LINE DATA | | |
|-----------|--------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N68° 50'06"E | 13.41' |
| L2 | N71° 49'56"W | 20.14' |
| L3 | S87° 01'30"W | 36.71' |
| L4 | S87° 01'30"W | 55.40' |
| L5 | N21° 41'31"E | 2.09' |



| CURVE DATA | | | | |
|------------|------------|----------|---------|----------------------|
| CURVE | Δ | RADIUS | LENGTH | CHORD |
| C1 | 03° 03'33" | 8650.00' | 461.84' | S20° 14'15"W 461.79' |
| C2 | 01° 02'47" | 8650.00' | 157.98' | S18° 07'30"W 157.98' |
| C3 | 01° 35'13" | 8840.00' | 244.83' | N20° 20'21"E 244.82' |

NOTES:

- BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].
- DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ▲ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED PBS&J (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P — PROPERTY LINE
- - - - SURVEY LINE

STATE OF TEXAS:
 WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 07/11/2025
 FRANK W. FUNK DATE
 RPLS 6803



| |
|---|
| CALCULATED 2.8197 ACRES 122,826 Sq. Ft. |
| REMAINDER 2.611 ACRES 113,720 Sq. Ft. |

| | | | |
|---|---|--------------------------|--|
| 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901 | PARCEL PLAT SHOWING PROPERTY OF JOHN JAY AND KAREN DUDGEON | | 07/11/2025 PARCEL 03 0.2090 ACRES 9,106 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

County: Williamson
Parcel: 6 – LAMCON 22
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.3528 OF ONE ACRE (15,366 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.69 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO LAMCON 22, RECORDED IN DOCUMENT NO. 2022123283 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.3528 OF ONE ACRE (15,366 SQUARE FEET) PARCEL OF LAND 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 West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the Southeast corner of said 11.69 acre tract and the common Northeast corner of a called 11.01 acre tract of land described in a Special Warranty Deed to CHKR LLC, recorded in Document No. 2019002710 of said O.P.R.W.C.T., (Grid Coordinates: N=10,232,641.02, E=3,077,676.81), 136.47 feet Left of Ronald Reagan Baseline Station 706+85.79, from which a 1/2-inch rebar with cap stamped “PBS&J” found in the existing West ROW line of said Ronald Reagan Boulevard and the common East line of said 11.01 acre tract, bears South 38°08’05” West a distance of 60.76 feet;

- 1) **THENCE North 52°57’50” West** with the South line of said 11.69 acre tract and the common North line of said 11.01 acre tract, a distance of **23.10** feet to a 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set in the proposed West Right-of-Way ROW line of Ronald Reagan Boulevard, 159.49 feet Left of Ronald Reagan Baseline Station 706+88.12;
- 2) **THENCE** over and across said 11.69 acre tract, with the proposed West ROW line of said Ronald Reagan Boulevard, along a curve to the **Right**, having a radius of **8,140.00** feet, an arc length of **565.64** feet, a delta angle of **03°58’53”**, and a chord which bears **North 34°09’58” East** a distance of **565.53** feet to a 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set in the North line of said 11.69 acre tract and the common South line of a called 32.601 acre tract of land described in a Special Warranty Deed to Tex Mex Land LLC, recorded in Document No. 2025002399 of said O.P.R.W.C.T., 162.27 feet Left of Ronald Reagan Baseline Station 712+41.64;
- 3) **THENCE South 58°18’52” East** with the North line of said 11.69 acre tract and the common South line of said 32.601 acre tract, a distance of **24.85** feet to a 1/2-inch rebar with cap stamped “RPLS 4046” found in the existing West ROW line of said Ronald Reagan Boulevard, for the Northeast corner of said 11.69 acre tract and the common Southeast corner of said 32.601 acre tract, 137.51 feet Left of Ronald Reagan Baseline Station 712+43.70, from which a 1/2-inch rebar with cap stamped “PBS&J” found in the East line of said 32.601 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, bears along a curve to the **Right** having a radius of 8655.00 feet, an arc length of 25.43 feet, a delta angle of 00°10’06” and a chord which bears North 36°30’50” East a distance of 25.43 feet;



County: Williamson
Parcel: 6 – LAMCON 22
Highway: Ronald Reagan Boulevard

THENCE with the East line of said 11.69 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, the following four (4) courses and distances:


- 4) Along a curve to the **Left** having a radius of **8,655.00** feet, an arc length of **135.30** feet, a delta angle of **00°53'45"**, and a chord which bears **South 35°58'55" West** a distance of **135.30** feet to a Calculated Point, 137.38 feet Left of Ronald Reagan Baseline Station 711+10.78;
- 5) **South 54°35'18" East** a distance of **5.00** feet to a 1/2-inch rebar with cap stamped "RPLS 4046" found, 132.38 feet Left of Ronald Reagan Baseline Station 711+10.79;
- 6) Along a curve to the **Left** having a radius of **8,650.00** feet, an arc length of **391.58** feet, a delta angle of **02°35'37"**, and a chord which bears **South 34°06'44" West** a distance of **391.54** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 132.45 feet Left of Ronald Reagan Baseline Station 707+25.86; and
- 7) **South 38°08'05" West** a distance of **40.98** feet to the **POINT OF BEGINNING**, containing 0.3528 of one acre (15,366 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas 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 1.00012.

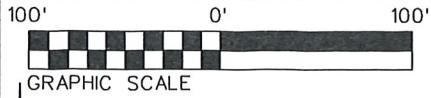
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.


03/06/2025
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



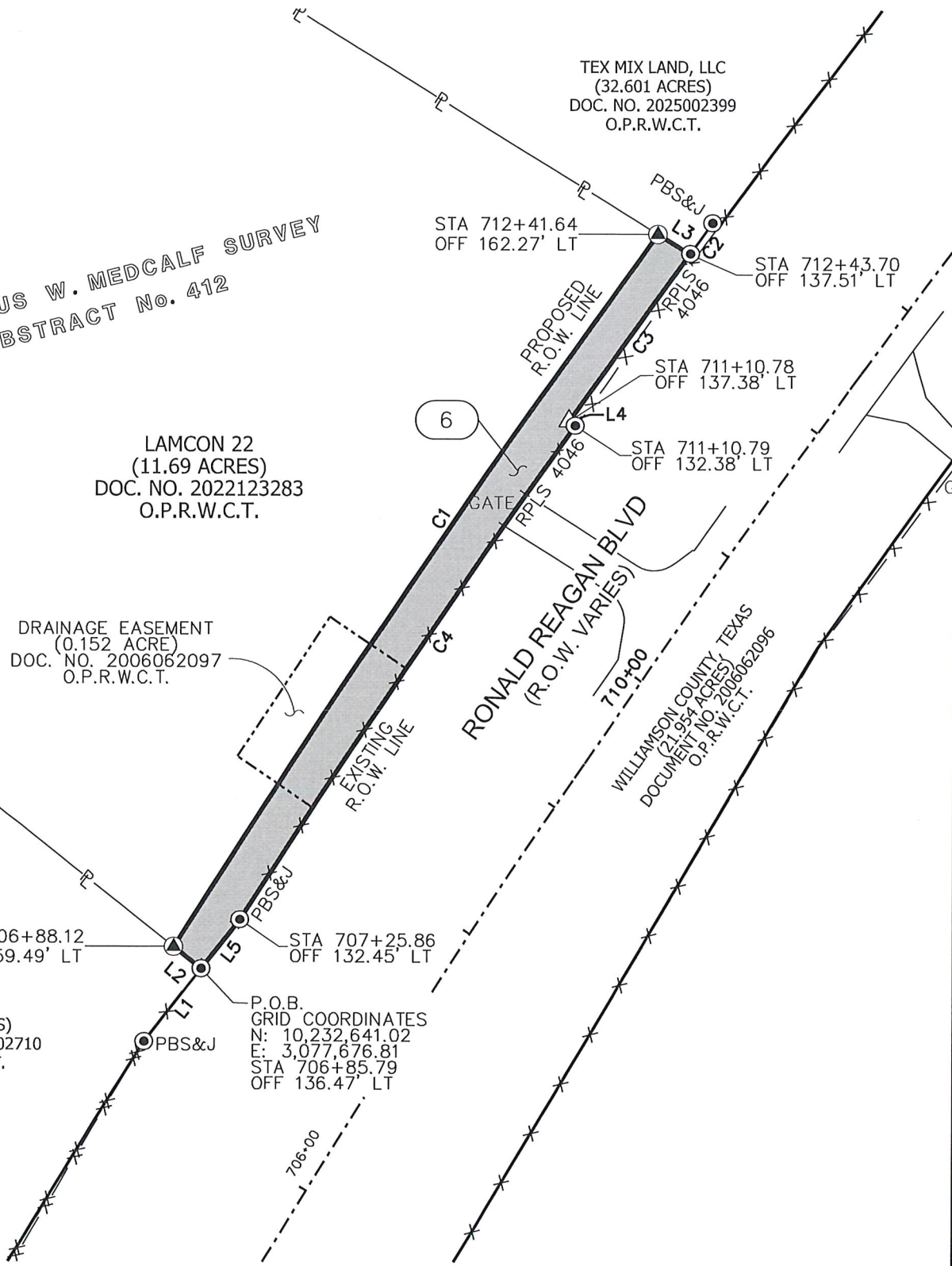
THEOPHILUS W. MEDCALF SURVEY
ABSTRACT No. 412

LAMCON 22
(11.69 ACRES)
DOC. NO. 2022123283
O.P.R.W.C.T.

DRAINAGE EASEMENT
(0.152 ACRE)
DOC. NO. 2006062097
O.P.R.W.C.T.

CHKR LLC
(11.01 ACRES)
DOC. NO. 2019002710
O.P.R.W.C.T.

TEX MIX LAND, LLC
(32.601 ACRES)
DOC. NO. 2025002399
O.P.R.W.C.T.



PARCEL PLAT SHOWING PROPERTY OF

LAMCON 22

03/06/2025

PARCEL 6
0.3528 ACRES
15,366 Sq. Ft.



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

| CURVE DATA | | | | |
|------------|------------|----------|---------|----------------------|
| CURVE | Δ | RADIUS | LENGTH | CHORD |
| C1 | 03° 58'53" | 8140.00' | 565.64' | N34° 09'58"E 565.53' |
| C2 | 00° 10'06" | 8655.00' | 25.43' | N36° 30'50"E 25.43' |
| C3 | 00° 53'45" | 8655.00' | 135.30' | S35° 58'55"W 135.30' |
| C4 | 02° 35'37" | 8650.00' | 391.58' | S34° 06'44"W 391.54' |

| LINE DATA | | |
|-----------|--------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S38° 08'05"W | 60.76' |
| L2 | N52° 57'50"W | 23.10' |
| L3 | S58° 18'52"E | 24.85' |
| L4 | S54° 35'18"E | 5.00' |
| L5 | S38° 08'05"W | 40.98' |

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED FOREST RPLS 1847 (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/06/2025
FRANK W. FUNK DATE
RPLS 6803



| |
|--|
| CALLED 11.69 ACRES 509,216 Sq. Ft. |
| REMAINDER 11.337 ACRES 493,850 Sq. Ft. |

| | | | |
|--|--|--------------------------|--|
| <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF LAMCON 22 | | 03/06/2025 PARCEL 6 0.3528 ACRES 15,366 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-179486
 ISSUED: MARCH 24, 2025
 EFFECTIVE DATE: MARCH 17, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.5 THROUGH 10.9 AND 10.12 THROUGH 10.14 ARE NOT A SURVEY MATTER.

- 10: 1. A WATER PIPELINES EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 954, PAGE 549 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS ASSIGNED TO THE CITY OF GEORGETOWN, TEXAS IN DOCUMENT NO. 2014076202 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 2. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2006062097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (SHOWN ON SURVEY)
- 3. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2016058776 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (DOES NOT AFFECT. OUTSIDE OF SUBJECT TRACT)
- 4. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2021177547 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 10. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2019002768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (DOES NOT AFFECT. OUTSIDE OF SUBJECT TRACT)
- 11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN UTILITY EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2019002769 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
- 15. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY.
 (OWNER'S POLICY ONLY) (NOTED HEREON)

| | | | |
|--|--|--------------------------|--|
|  <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF LAMCON 22 | | 03/06/2025 PARCEL 6 0.3528 ACRES 15,366 Sq. Ft. SHEET 5 OF 5 |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

PLAT TO ACCOMPANY PARCEL DESCRIPTION


COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

STEWART TITLE GUARANTY COMPANY
 GF NO. T-185823
 ISSUED: MARCH 31, 2025
 EFFECTIVE DATE: MARCH 24, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.3 THROUGH 10.08, AND 10.10 ARE NOT A SURVEY MATTER.

- 10: 1. A RIGHT-OF-WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 504 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)
- 2. ROADWAY EASEMENTS AS REFERENCED IN THAT WARRANTY DEED RECORDED IN VOLUME 718, PAGE 114, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED IN VOLUME 1497, PAGE 318, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT)
- 9. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN BOUNDARY AGREEMENT OF RECORD IN DOCUMENT NO. 2019090724 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT)
- 11. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY) (NOTED HEREON)

| | | | |
|--|---|--------------------------|--|
|  <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF JOHN JAY AND KAREN DUDGEON | | 07/11/2025 PARCEL 03 0.2090 ACRES 9,106 Sq. Ft. SHEET 6 OF 6 |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | |

County: Williamson
Parcel: 11- ATXC RONALD REAGAN LLC
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.366 ACRE (103,062 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 47.21 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO ATXC RONALD REAGAN, LLC, RECORDED IN DOCUMENT NO. 2023040825 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 2.366 ACRE (103,062 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar found in the existing West right-of-way (ROW) line of County Road 289 (Variable Width ROW), for a Northeast corner of said 47.21 acre tract;

THENCE South 21°32'12" East, with the existing West ROW line of said County Road 289 and the common East line of said 47.21 acre tract, a distance of 454.60 feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set in the proposed North ROW line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,236,598.64, E=3,082,128.68) 258.12 feet Left of Ronald Reagan Baseline Station 766+15.30, for the **POINT OF BEGINNING** of the herein described tract;

1) **THENCE South 21°32'12" East**, continuing with existing West ROW line of said County Road 289 and the common East line of said 47.21 acre tract, a distance of **145.59** feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the existing North ROW line of Ronald Reagan Boulevard (Variable Width ROW), for the Southeast corner of said 47.21 acre tract, 114.93 feet Left of Ronald Reagan Baseline Station 765+89.32;

THENCE with the existing North ROW line of said Ronald Reagan Boulevard and the South line of said 47.21 acre tract, the following three (3) courses and distances:

2) **South 18°30'53" West**, a distance of **64.07** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 74.28 feet Left of Ronald Reagan Baseline Station 765+40.13;

3) **South 58°38'54" West**, a distance of **1,004.44** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 119.24 feet Left of Ronald Reagan Baseline Station 755+40.36; and

4) **South 69°41'47" West**, a distance of **313.33** feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set in the proposed North ROW line of said Ronald Reagan Boulevard, 196.92 feet Left of Ronald Reagan Baseline Station 752+36.82;

THENCE over and across said 47.21 acre tract and with the proposed North ROW line of said Ronald Reagan Boulevard, the following eight (8) courses and distances:

5) **North 58°39'04" East**, a distance of **4.32** feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set, 196.68 feet Left of Ronald Reagan Baseline Station 752+41.13;



County: Williamson
Parcel: 11- ATXC RONALD REAGAN LLC
Highway: Ronald Reagan Boulevard

- 6) **North 57°02'24" East**, a distance of **330.90** feet to a 1/2-inch rebar cap stamped "WILLIAMSON COUNTY" set, 186.86 feet Left of Ronald Reagan Baseline Station 755+71.89;
- 7) **North 62°57'31" East**, a distance of **139.65** feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set, 168.35 feet Left of Ronald Reagan Baseline Station 757+10.31;
- 8) **North 55°20'27" East**, a distance of **211.75** feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set, 168.35 feet Left of Ronald Reagan Baseline Station 759+22.06;
- 9) **North 52°59'07" East**, a distance of **313.26** feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set, 184.35 feet Left of Ronald Reagan Baseline Station 762+31.22;
- 10) **North 55°49'32" East**, a distance of **130.25** feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set, 186.57 feet Left of Ronald Reagan Baseline Station 763+59.76;
- 11) **North 61°22'54" East**, a distance of **151.06** feet to a 1/2-inch rebar with cap stamped "WILLIAMSON COUNTY" set, 175.98 feet Left of Ronald Reagan Baseline Station 765+08.54; and
- 12) **North 20°43'57" East**, a distance of **136.01** feet to the **POINT OF BEGINNING** and containing 2.366 acres (103,062 Square Feet) of land, more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas 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 1.00012.

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

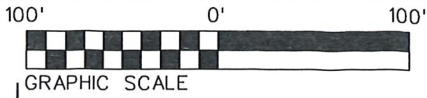
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

Frank W. Funk 04/01/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



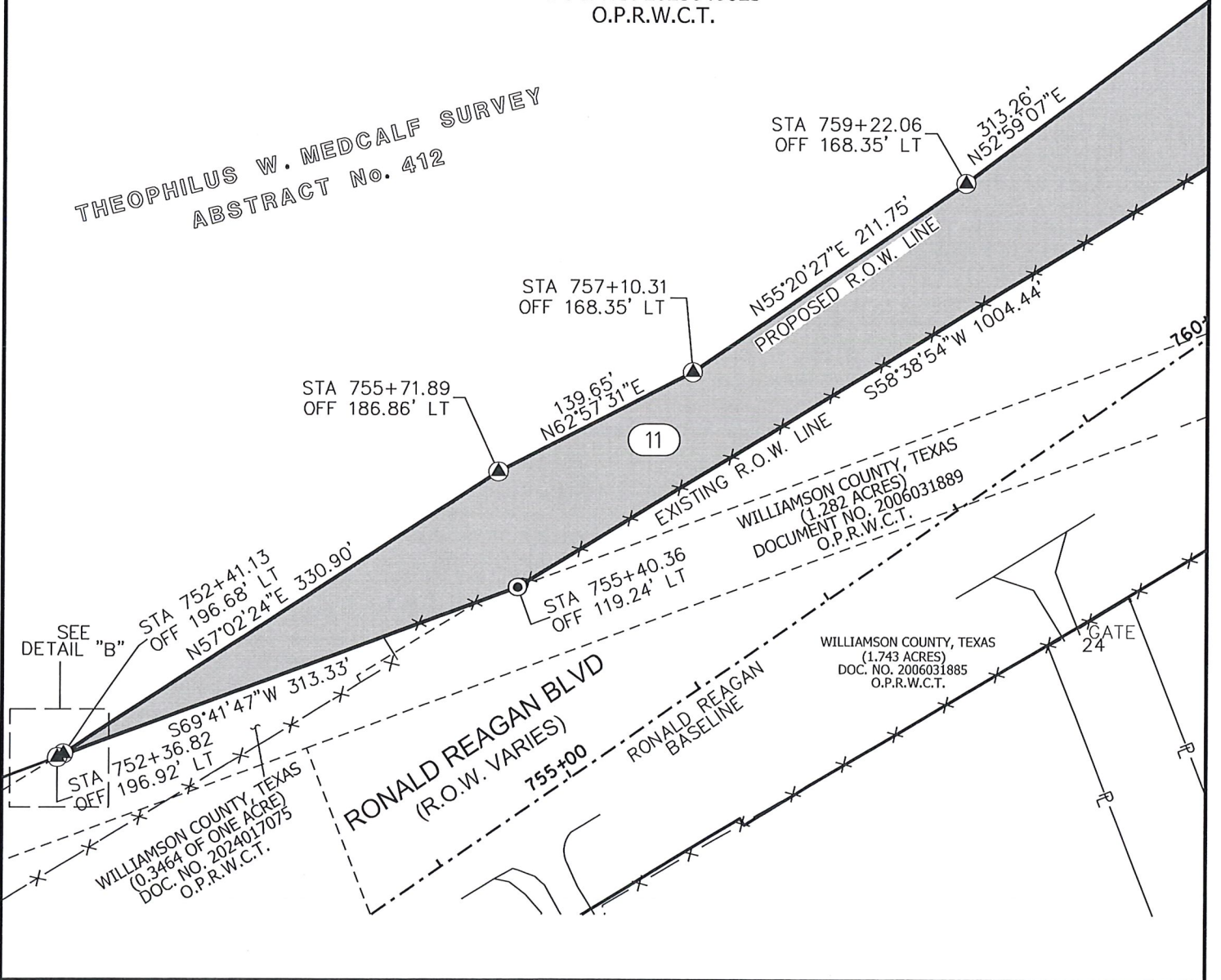
PLAT TO ACCOMPANY PARCEL DESCRIPTION



SHEET 4
MATCHLINE SHEET 3

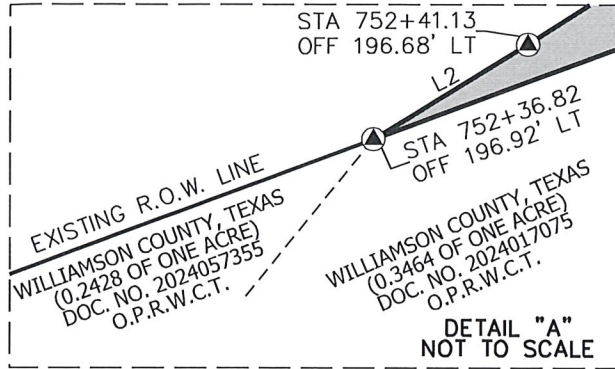
ATXC RONALD REAGAN, LLC
(47.21 ACRES)
DOC. NO. 2023040825
O.P.R.W.C.T.

THEOPHILUS W. MEDCALF SURVEY
ABSTRACT No. 412



| | | | |
|--|--|--------------------------|---|
| <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF ATXC RONALD REAGAN, LLC | | 04/01/2025 PARCEL 11 2.366 ACRES 103,062 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

PLAT TO ACCOMPANY PARCEL DESCRIPTION



| LINE DATA | | |
|-----------|--------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S18° 30'53"W | 64.07' |
| L2 | N58° 39'04"E | 4.32' |

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].
2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED "PBS&J" (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P — PROPERTY LINE
- SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 04/01/2025
FRANK W. FUNK DATE
RPLS 6803



| |
|--|
| CALLED 47.21 ACRES 2,056,467 Sq. Ft. |
| REMAINDER 44.844 ACRES 1,953,405 Sq. Ft. |

PARCEL PLAT SHOWING PROPERTY OF
ATXC RONALD REAGAN, LLC

04/01/2025
PARCEL 11
2.366 ACRES
103,062 Sq. Ft.
SHEET 5 OF 6

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-186758
 ISSUED: MAY 30, 2025
 EFFECTIVE DATE: APRIL 14, 2025


ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.2 - 10.9, 10.11 AND 10.13 ARE NOT A SURVEY MATTER

10:1. DRAINAGE EASEMENT AS DESCRIBED IN DOCUMENT NO. 2006024443 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; TOGETHER WITH AFFIDAVIT FOR RECORDING RECORDED IN DOCUMENT NO. 2006052652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

10.ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN FLOWAGE EASEMENT DEED GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 599, PAGE 290 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (MAY AFFECT-UNABLE TO LOCATE BASE ON THE DESCRIPTION IN INSTRUMENT)

12.ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. (NOTED HEREON)

| | | | |
|--|---|--------------------------|---|
|  <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF ATXC RONALD REAGAN, LLC | | 04/01/2025 PARCEL 11 2.366 ACRES 103,062 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

County: Williamson
Parcel: Parcel 25 – Jashve, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.944 ACRE (84,681 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 23.00 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JASHVE, LLC, RECORDED IN DOCUMENT NO. 2013092037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), SAID 1.944 ACRE (84,681 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped “LJA SURVEYING” found in the existing Easterly Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the Southwest corner of the remainder of said 23.00 acre tract and common Northwest corner of the a called 2.500 acre tract of land described in a Warranty Deed to Reagan 3405 Real Estate LLC., recorded in Document No. 2024035181 of said O.P.R.W.C.T., (Grid Coordinates: N= 10,231,682.84, E= 3,077,384.65), 67.97 feet Right of Ronald Reagan Baseline Station 697+08.63;

THENCE with the existing East ROW line of said Ronald Reagan Boulevard and the common West line of the remainder of said 23.00 acre tract, the following five (5) courses and distances:

1. Along a curve to the **Right** having a radius of **8,440.00** feet, an arc length of **414.84** feet, a delta angle of **02°48’58”**, and a chord which bears **North 27°23’01” East** a distance of **414.80** feet to a Calculated Point, 73.51 feet Right of Ronald Reagan Baseline Station 701+27.31;
2. **North 35°36’45” East**, a distance of **295.78 feet** to a 1/2-inch rebar with cap stamped “PBS&J” found, 106.05 feet Right of Ronald Reagan Baseline Station 704+24.80;
3. **North 31°31’05” East**, a distance of **207.47** feet to a 1/2-inch rebar found, 107.22 feet Right of Ronald Reagan Baseline Station 706+35.21;
4. **North 30°30’23” East**, a distance of **445.05** feet to a 60D Nail found, 82.68 feet Right of Ronald Reagan Baseline Station 710+85.22; and
5. Along a curve to the **Right** having a radius of **8,435.00** feet, an arc length of **173.57** feet, a delta angle of **01°10’44”**, and a chord which bears **North 35°49’36” East** a distance of **173.56** feet to a Calculated Point for the North corner of the remainder of said 23.00 acre tract and the common Northwest corner of a called 15.00 acre tract of land described in a General Warranty Deed to Srinivas Reddy Thodati and Madhumathi Thodati, recorded in Document No. 2014100236 of said O.P.R.W.C.T., 82.13 feet Right of Ronald Reagan Baseline Station 712+60.68;

THENCE South 22°00’16” East with the East line of the remainder of said 23.00 acre tract and the common West line of said 15.00 acre tract, a distance of **71.18** feet to a 1/2-inch rebar with aluminum cap stamped “WILLIAMSON COUNTY” set, in the proposed East ROW line of Ronald Reagan Boulevard, 142.84 feet Right of Ronald Reagan Baseline Station 712+22.96;



County: Williamson
Parcel: Parcel 25 – Jashve, LLC
Highway: Ronald Reagan Boulevard

THENCE over and across the remainder of said 23.00 acre tract with the proposed East ROW line of Ronald Reagan Boulevard, the following two (2) courses and distances:

1. Along a curve to the **Left** having a radius of **7,510.00** feet, an arc length of **1,070.23** feet, a delta angle of **08°09'54"**, and a chord which bears **South 32°08'36" West** a distance of **1,069.33** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 145.78 feet Right of Ronald Reagan Baseline Station 701+31.18; and
2. Along a curve to the **Left** having a radius of **7,373.50** feet, an arc length of **398.67** feet, a delta angle of **03°05'52"**, and a chord which bears **South 26°14'42" West** a distance of **398.62** feet to 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the South line of the remainder of said 23.00 acre tract and the common North line of said 2.500 acre tract, 148.95 feet Right of Ronald Reagan Baseline Station 697+25.71;


THENCE North 76°37'49" West with the South line of the remainder of said 23.00 acre tract and the common North line of said 2.500 acre tract, a distance of **82.71** feet to the **POINT OF BEGINNING**, containing 1.944 acres (84,681 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas 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 1.00012.

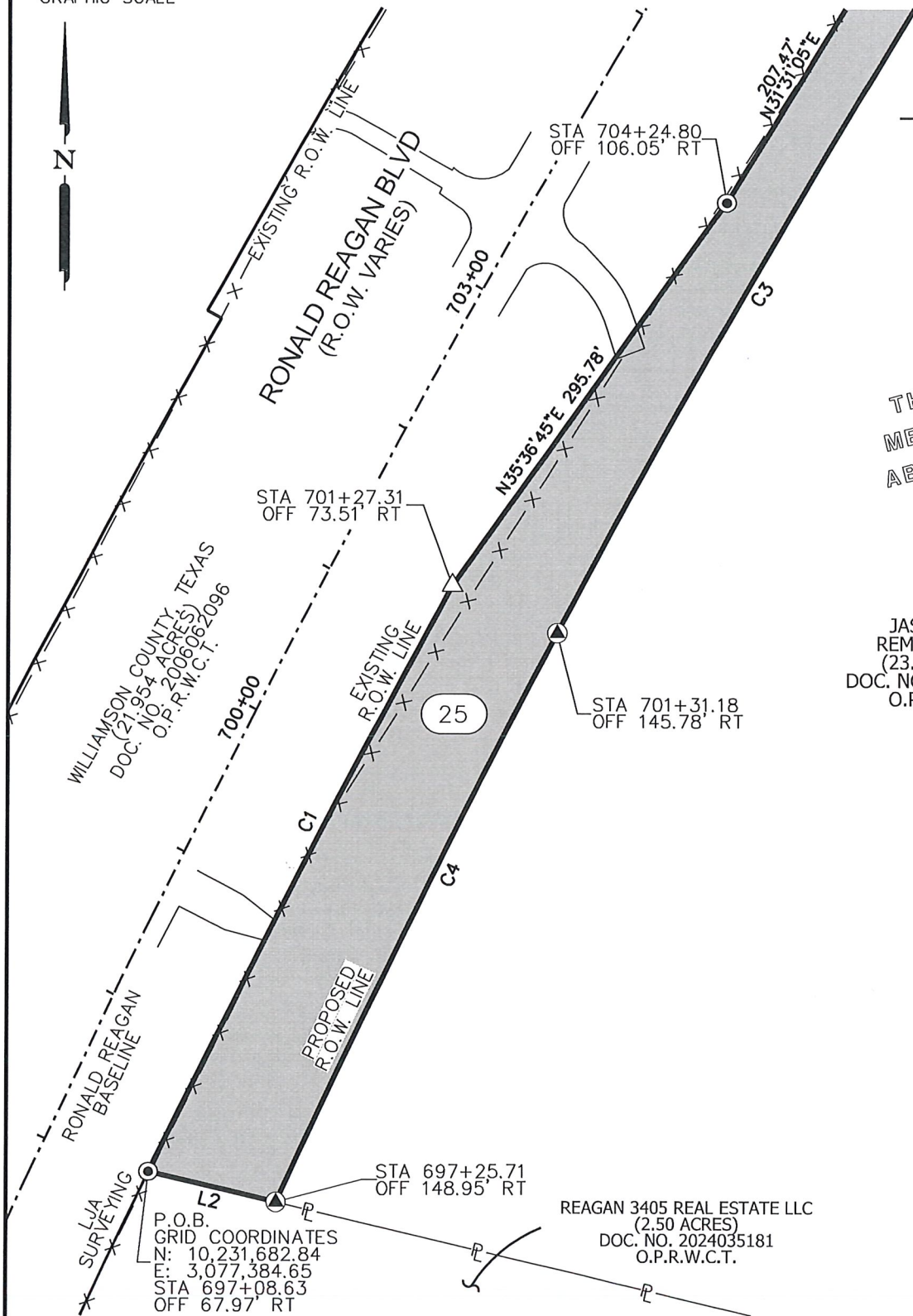
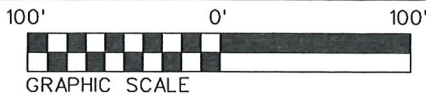
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

 03/06/2025
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



WILLIAMSON COUNTY TEXAS
DOC. NO. 21954 ACRES
O.P. R.W.C.T. 20096

MATCHLINE SHEET 4
SHEET 5

THEOPHILUS W.
MEDCALF SURVEY
ABSTRACT NO. 412

JASHVE, LLC
REMAINDER OF
(23.00 ACRES)
DOC. NO. 2013092037
O.P.R.W.C.T.

LJA SURVEYING
P.O.B.
GRID COORDINATES
N: 10,231,682.84
E: 3,077,384.65
STA 697+08.63
OFF 67.97' RT

LSI LANDESIGN SERVICES, INC.

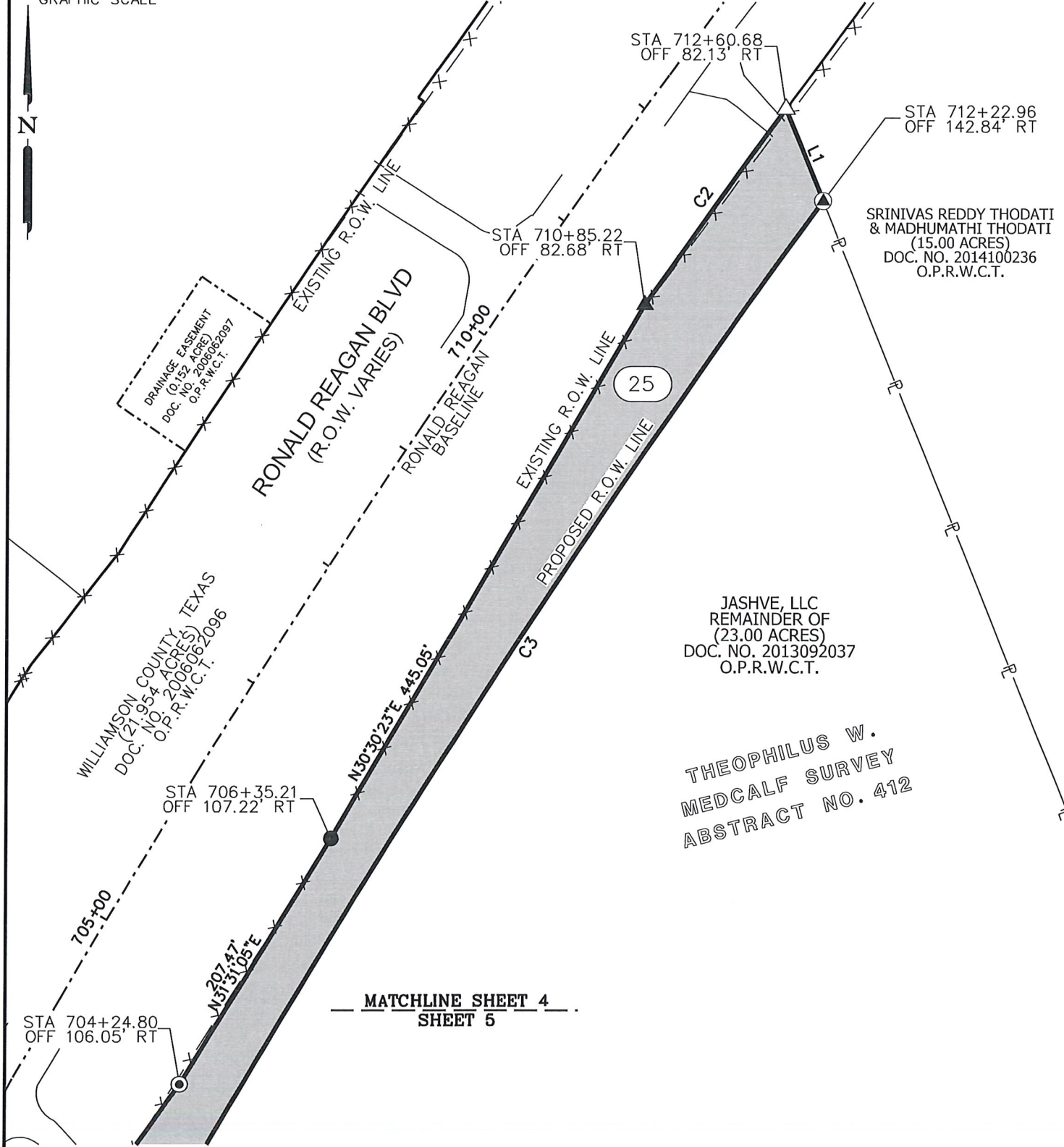
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

| | | |
|---------------------------------|---------------|----------------|
| PARCEL PLAT SHOWING PROPERTY OF | | 03/06/2025 |
| JASHVE, LLC | | PARCEL 25 |
| SCALE | PROJECT | 1.944 ACRES |
| 1" = 100' | RONALD REAGAN | 84,681 Sq. Ft. |
| | COUNTY | SHEET 3 OF 6 |
| | WILLIAMSON | |

100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION



GRAPHIC SCALE



MATCHLINE SHEET 4
SHEET 5



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

JASHVE, LLC

03/06/2025

PARCEL 25
1.944 ACRES
84,681 Sq. Ft.

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

SHEET 4 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

| LINE DATA | | |
|-----------|--------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S22° 00'16"E | 71.18' |
| L2 | N76° 37'49"W | 82.71' |

| CURVE DATA | | | | |
|------------|------------|----------|----------|-----------------------|
| CURVE | Δ | RADIUS | LENGTH | CHORD |
| C1 | 02° 48'58" | 8440.00' | 414.84' | N27° 23'01"E 414.80' |
| C2 | 01° 10'44" | 8435.00' | 173.57' | N35° 49'36"E 173.56' |
| C3 | 08° 09'54" | 7510.00' | 1070.23' | S32° 08'36"W 1069.33' |
| C4 | 03° 05'52" | 7373.50' | 398.67' | S26° 14'42"W 398.62' |

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED PBS&J (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/06/2025
FRANK W. FUNK DATE
RPLS 6803



| |
|--|
| CALCULATED 20.51 ACRES 893,416 Sq. Ft. |
| REMAINDER 18.57 ACRES 808,735 Sq. Ft. |

PARCEL PLAT SHOWING PROPERTY OF

JASHVE, LLC

03/06/2025

PARCEL 25
1.944 ACRES
84,681 Sq. Ft.

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

SHEET 5 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-179491
 ISSUED: MARCH 24, 2025
 EFFECTIVE DATE: MARCH 17, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.


ITEMS 10.2 THROUGH 10.10 ARE NOT A SURVEY MATTER.

10: 1. A WATER PIPELINES EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 954, PAGE 549 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS ASSIGNED TO THE CITY OF GEORGETOWN, TEXAS IS DOCUMENT NO. 2014076202, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)

11. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY.

(OWNER'S POLICY ONLY) (NOTED HEREON)

| | | | |
|---|--|--------------------------|--|
|  <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF JASHVE, LLC | | 03/06/2025 PARCEL 25 1.944 ACRES 84,681 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

County: Williamson
Parcel: Parcel 25A – REAGAN 3405 REAL ESTATE LLC
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.7648 ACRE (33,314 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.500 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO REAGAN 3405 REAL ESTATE LLC., RECORDED IN DOCUMENT NO. 2024035181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), SAID 0.7648 ACRE (33,314 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60-D nail found in the South line of said 2.500 acre tract and the common North line of a called 9.224 acre tract of land described in a Warranty Deed to Mighty Sai Investment, LLC., recorded in Document No. 2021052180 of said O.P.R.W.C.T.;

THENCE South 68°37'33" West with the South line of said 2.500 acre tract and the common North line of said 9.224 acre tract, a distance of 313.60 feet to a 1/2-inch rebar with aluminum cap stamped "Williamson County" set in the proposed East Right-of-Way (ROW) line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,231,342.61, E= 3,077,326.57), 152.05 feet Right of Ronald Reagan Baseline Station 693+68.92, for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 68°37'33" West continuing with the South line of said 2.500 acre tract and the common North line of said 9.224 acre tract, a distance of **127.11** feet to a 1/2-inch rebar with cap stamped "PBS&J" found in the existing East ROW line of Ronald Reagan Boulevard (Variable Width ROW) for the Southwest corner of said 2.500 acre tract and the common Northwest corner of said 9.224 acre tract, 59.93 feet Right of Ronald Reagan Baseline Station 692+80.11;

THENCE with the existing Easterly ROW line of said Ronald Reagan Boulevard and the common West line of said 2.500 acre tract, along a curve to the **Right** having a radius of **8,440.00** feet, an arc length of **425.01** feet, a delta angle of **02°53'07"**, and a chord which bears **North 24°31'59" East** a distance of **424.96** feet to a 1/2-inch rebar with cap stamped "LJA SURVEYING" found 67.97 feet Right of Ronald Reagan Baseline Station 697+08.63 for the Northwest corner of said 2.500 acre tract and the common Southwest corner of the remainder of a called 23.00 acre tract described in a General Warranty Deed to Jashve, LLC., recorded in Document No. 2013092037 of said O.P.R.W.C.T.;

THENCE South 76°37'49" East with the North line of said 2.500 acre tract and the common South line of the remainder of said 23.00 acre tract, a distance of **82.71** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed East ROW line of said Ronald Reagan Boulevard, 148.95 feet Right of Ronald Reagan Baseline Station 697+25.71;



County: Williamson
Parcel: Parcel 25A – REAGAN 3405 REAL ESTATE LLC
Highway: Ronald Reagan Boulevard

THENCE over and across said 2.500 acre tract with the proposed East ROW line of said Ronald Reagan Boulevard, along a curve to the **Left** having a radius of **7,373.50** feet, an arc length of **349.79** feet, a delta angle of **02°43'05"**, and a chord which bears **South 23°20'14" West** a distance of **349.76** feet to the **POINT OF BEGINNING**, containing 0.7648 acres (33,314 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas 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 1.00012.

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

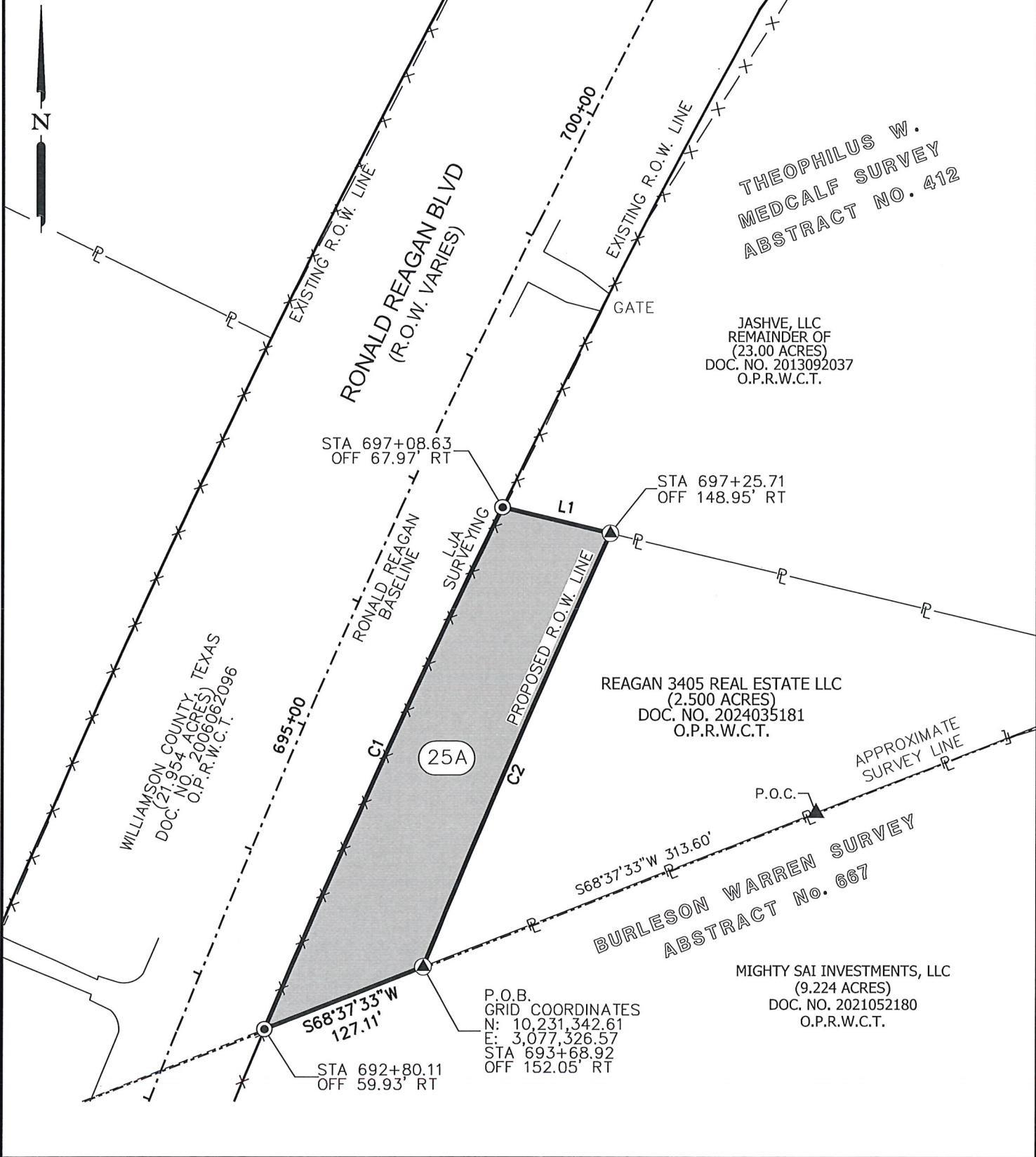
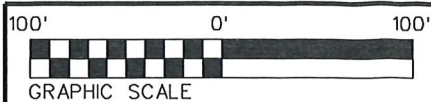
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 03/06/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



| | | | |
|--|---|--------------------------|--|
| <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF REAGAN 3405 REAL ESTATE LLC | | 03/06/2025 PARCEL 25A 0.7648 ACRES 33,314 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

PLAT TO ACCOMPANY PARCEL DESCRIPTION

| LINE DATA | | |
|-----------|--------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S76° 37'49"E | 82.71' |

| CURVE DATA | | | | |
|------------|------------|----------|---------|----------------------|
| CURVE | Δ | RADIUS | LENGTH | CHORD |
| C1 | 02° 53'07" | 8440.00' | 425.01' | N24° 31'59"E 424.96' |
| C2 | 02° 43'05" | 7373.50' | 349.79' | S23° 20'14"W 349.76' |

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED PBS&J (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P — PROPERTY LINE
- SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/06/2025
FRANK W. FUNK DATE
RPLS 6803



| |
|--|
| CALCULATED 2.500 ACRES 108,900 Sq. Ft. |
| REMAINDER 1.735 ACRES 75,586 Sq. Ft. |

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

| | | |
|---------------------------------|--------------------------|----------------------|
| PARCEL PLAT SHOWING PROPERTY OF | | |
| REAGAN 3405 REAL ESTATE LLC | | |
| SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

| |
|--|
| 03/06/2025 |
| PARCEL 25A 0.7648 ACRES 33,314 Sq. Ft. |
| SHEET 4 OF 5 |

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:


FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-185825
 ISSUED: MARCH 31, 2025
 EFFECTIVE DATE: MARCH 24, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.2 THROUGH 10.10 ARE NOT A SURVEY MATTER.

10: 1. A WATER PIPELINES EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 954, PAGE 549 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS ASSIGNED TO THE CITY OF GEORGETOWN, TEXAS IS DOCUMENT NO. 2014076202, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 (MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)

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

| | | | |
|--|--|--------------------------|--|
|  <p>10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901</p> | PARCEL PLAT SHOWING PROPERTY OF REAGAN 3405 REAL ESTATE LLC | | 03/06/2025 PARCEL 25A 0.7648 ACRES 33,314 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |

County: Williamson
Parcel: Parcel 30A- A2KK LLC
Highway: Ronald Reagan Boulevard

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.737 ACRE (119,221 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO A2KK LLC, RECORDED IN DOCUMENT NO. 2021047638 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), SAID 2.737 ACRE (119,221 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "FOREST SURVEYING RPLS 1847" found in the West line of said 30.00 acre tract and the common East line of the remainder of a called 39.81 acre tract of land described in a Special Warranty Deed to Judy Beth Ragsdale Cooksey, recorded in Document No. 2020008514 of said O.P.R.W.C.T.;

THENCE North 21°18'38" West, with the West line of said 30.00 acre tract and the common East line of the remainder of said 39.81 acre tract, a distance of 93.53 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed South right-of-way (ROW) line of Ronald Reagan Boulevard (Grid Coordinates: N=10,234,349.25, E= 3,079,871.82), 320.54 feet Right of Ronald Reagan Baseline Station 734+79.81 for the **POINT OF BEGINNING** of the herein described tract;

1) **THENCE North 21°18'38" West**, continuing with the West line of said 30.00 acre tract and the common East line of the remainder of said 39.81 acre tract, a distance of **292.21** feet to a Calculated Point, in the existing South ROW line of Ronald Reagan Boulevard (Variable width ROW) for the Northwest corner of said 30.00 acre tract and the common Northeast corner of the remainder of said 39.81 acre tract, 38.46 feet Right of Ronald Reagan Baseline Station 735+57.94;

THENCE with the existing South ROW line of said Ronald Reagan Boulevard and the common North line of said 30.00 acre tract, the following three (3) courses and distances:

2) **North 46°00'29" East**, a distance of **139.94** feet to a 1/2-inch rebar with cap stamped "PBS&J" found, 18.12 feet Right of Ronald Reagan Baseline Station 736+96.91;

3) Along a curve to the **Right**, having a radius of **8,450.00** feet, an arc length of **380.95** feet, a delta angle of **02°34'59"**, and a chord which bears **North 54°06'47" East** a distance of **380.92** feet to a 1/2-inch rebar with cap stamped "FOREST SURVEYING RPLS 1847" found, 10.20 feet Right of Ronald Reagan Baseline Station 740+77.89; and

4) **North 69°37'38" East**, a distance of **82.89** feet to a Calculated Point for the Southwest corner of a called 1.06 acre tract described as Tract 3 in a Warranty Deed with Vendor's Lien to Georgetown-TX-West, LLC., recorded in Document No. 2023051975 of said O.P.R.W.C.T., 30.66 feet Right of Ronald Reagan Baseline Station 741+58.22;



County: Williamson
Parcel: Parcel 30A- A2KK LLC
Highway: Ronald Reagan Boulevard

- 5) **THENCE North 69°37'38" East**, continuing with the North line of said 30.00 acre tract and the common South line of said 1.06 acre tract, a distance of **235.90** feet to a 1/2-inch rebar with cap stamped "FOREST SURVEYING RPLS 1847" found for the Northeast corner of said 30.00 acre tract and the common Northwest corner of a called 19.87 acre tract described as Tract 2 in said Document No. 2023051975, 88.87 feet Right of Ronald Reagan Baseline Station 743+86.82;
- 6) **THENCE South 32°30'59" East**, with the East line of said 30.00 acre tract and the common West line of said 19.87 acre tract, a distance of **47.85** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed South ROW line of said Ronald Reagan Boulevard, 136.68 feet Right of Ronald Reagan Baseline Station 743+85.03;

THENCE over and across said 30.00 acre tract and with the proposed South ROW line of said Ronald Reagan Boulevard, the following four (4) courses and distances:

- 7) **South 55°20'27" West**, a distance of **613.34** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 136.68 feet Right of Ronald Reagan Baseline Station 737+71.69;
- 8) **South 16°19'58" West**, a distance of **198.51** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 260.30 feet Right of Ronald Reagan Baseline Station 736+12.48;
- 9) **South 21°24'23" East**, a distance of **77.25** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 335.12 feet Right of Ronald Reagan Baseline Station 735+92.47;
and



County: Williamson
Parcel: Parcel 30A- A2KK LLC
Highway: Ronald Reagan Boulevard

10) **South 61°22'48" West**, a distance of **108.82** feet to the **POINT OF BEGINNING** and containing 2.737 acres (119,221 Square Feet) of land, more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas 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 1.00012.

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

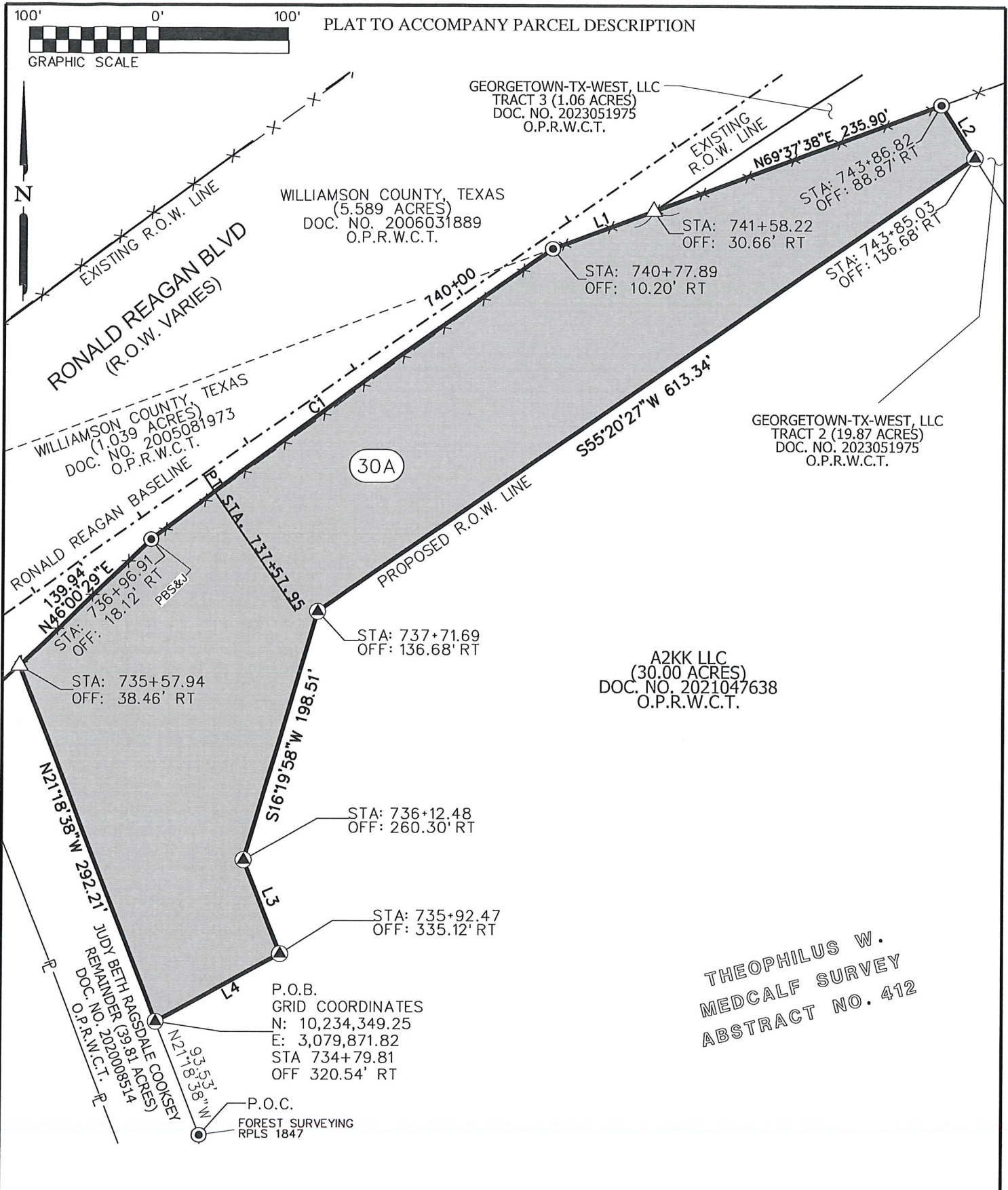
That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 03/06/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



THEOPHILUS W.
MEDCALF SURVEY
ABSTRACT NO. 412

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

| | | |
|---------------------------------|---------------|--------------------------------|
| PARCEL PLAT SHOWING PROPERTY OF | | 03/06/2025 |
| A2KK LLC | | PARCEL 30A |
| SCALE | PROJECT | COUNTY |
| 1" = 100' | RONALD REAGAN | WILLIAMSON |
| | | 2.737 ACRES 119,221 Sq. Ft. |
| | | SHEET 4 OF 6 |

PLAT TO ACCOMPANY PARCEL DESCRIPTION

| LINE DATA | | |
|-----------|--------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N69° 37'38"E | 82.89' |
| L2 | S32° 30'59"E | 47.85' |
| L3 | S21° 24'23"E | 77.25' |
| L4 | S61° 22'48"W | 108.82' |

| CURVE DATA | | | | |
|------------|------------|----------|---------|----------------------|
| CURVE | Δ | RADIUS | LENGTH | CHORD |
| C1 | 02° 34'59" | 8450.00' | 380.95' | N54° 06'47"E 380.92' |

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED "FORREST SURVEYING RPLS 1847" (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/06/2025
FRANK W. FUNK DATE
RPLS 6803



| |
|---|
| CALLED 30.00 ACRES 1,306,800 Sq. Ft. |
| REMAINDER 27.26 ACRES 1,187,579 Sq. Ft. |



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

A2KK LLC

03/06/2025

PARCEL 30A
2.737 ACRES
119,221 Sq. Ft.

| | | |
|--------------------|--------------------------|----------------------|
| SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |
|--------------------|--------------------------|----------------------|

SHEET 5 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

TITLE RESOURCES GUARANTY COMPANY

GF NO. T-185239


ISSUED: MARCH 24, 2025

EFFECTIVE DATE: MARCH 17, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.1 THROUGH 10.13 ARE NOT A SURVEY MATTER.

10:14. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)(NOTED HEREON)

| | | | |
|---|---|--------------------------|--|
|  10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901 | PARCEL PLAT SHOWING PROPERTY OF A2KK LLC | | 03/06/2025 PARCEL 30A 2.737 ACRES 119,221 Sq. Ft. |
| | SCALE 1" = 100' | PROJECT RONALD REAGAN | COUNTY WILLIAMSON |