

**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 interests in and to those certain thirteen (13) 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"); utility easement interests in and to those certain five (5) 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 "C" (the "Property"); for the purpose of constructing, reconstructing, maintaining, and operating the East Wilco Highway Segment 5 roadway improvements and required utility adjustments ("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, undertaken and/or completed bona fide good faith negotiations with the Owners of the Property 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 certain property interests.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that upon completion of any bona fide offer requirements of Chapter 21 of the Texas Property Code, 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 Property, a suit in eminent domain to acquire the property interests for the aforesaid Project 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 THAT 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"

Exhibit "A"

Parcel	Owner	Legal Description
36	The Roznovak Revocable Trust Agreement dated June 5, 2004	ROW - 29.368 AC out of the S. Palmer Survey, Sec No. 12, Abs No. 499
38	Karole D. Eno	ROW- 9.115 AC out of the S. Palmer Survey, Sec, Abs. No. 499
39 39 UE	Weldon R. Copeland, Kenneth W. Snow, A. Dearl Dotson and DOTSAF limited partnership, a Texas limited partnership	ROW-19.714 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499 UE- 0.5319 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
40	Altagarcia Vega a.k.a. Altagarcia M. Vega a.k.a. Altagarcia Montemayor Garcia	ROW- 11.809 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
43	Navesink River, LLC, a Texas limited liability company	ROW- 7.084 AC out of the S. Palmer Survey, Sec. 12 Abs .No. 499
56	Samuel and Hanh Keyburn	ROW- 13.52 AC out of the S. Palmer Survey, Sec 12, Abs. No 499
82 pt 1 82E	Don Frazier and Jill Frazier, Co-Trustees of the Frazier Management Trust	ROW Part 1- 2.070 AC out of the James C. Eaves Survey, Abs. No. 213 UE- 2.418 AC out of the James C. Eaves Survey, Abs. No. 213
85 85UE	Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement dated June 5, 2024.	ROW- 0.7584 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499 UE- 0.1970 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
86A 86A-UE	Brandon Keith and Abby Marie Roznovak	ROW- 0.2912 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499 UE- 0.1034 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
86 Pt 1 86 Pt1 UE 86 Pt 2 86 Pt2 UE	Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement dated June 5, 2024.	ROW- 0.9589 AC out of the Silas Palmer Survey, Sec 12. Abs. No 499 UE- 0.3485 AC out of the Silas Palmer Survey, Sec 12, Abs. No 499
89	Karole D. Eno	ROW- 0.5810 AC out of the S. Palmer Survey, Section No. 12, Abs. No. 499
96	Kenneth C. and Donna M. Kotrla	ROW- 0.0523 AC out of the Silas Palmer Survey, Sec 12 Abs. No 499
101	Daryl A. and Emily Klepzig	ROW- 24.38 AC out of the S. Palmer Survey Sec 12, Abs. No 499

EXHIBIT "B"

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 10
December 20, 2024
Parcel No.: 36

PROPERTY DESCRIPTION FOR PARCEL 36

DESCRIPTION OF A 29.368 ACRE (1,279,270 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 AND THE JOHN THOMAS SURVEY, SECTION NO. 7, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 90.68 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK, AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024, RECORDED JUNE 11, 2024, IN DOCUMENT NO. 2024046144, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 29.368 ACRE (1,279,270 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found 1,129.25 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 299+79.75 on the east line of a called 124.28 acre tract described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2020105809, O.P.R.W.C.TX., for the northwest corner of said 90.68 acre tract, same being the southwest corner of a called 33.23 acre tract described in a deed to Karole D. Eno, recorded in Document No. 2024031439, O.P.R.W.C.TX.;

THENCE North 68°30'41" East, with the common line of said 90.68 acre tract and said 33.23 acre tract, a distance of 919.25 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,524.95, E=3,185,227.19) set** 210.00 feet left of East Wilco Highway E.C.S. 299+79.52, on the proposed west right-of-way line of said East Wilco Highway, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein;

- 1) **THENCE**, North 68°30'41" East, departing the proposed west right-of-way line of said East Wilco Highway, continuing with the common line of said 90.68 acre tract and said 33.23 acre tract, a distance of 345.25 feet to a 1-inch iron rod found in concrete on the existing west right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the southeast corner of said 33.23 acre tract, same being the northeast corner of said 90.68 acre tract and the parcel described herein;
- 2) **THENCE**, South 21°16'41" East, departing the common line of said 90.68 acre tract and said 33.23 acre tract, with the existing west right-of-way line of County Road 101, a distance of 3,127.67 feet to a calculated point, at the intersection of the existing west right-of-way line of said County Road 101 and the existing north right-of-way line of Chandler Road, a variable width right-of-way, as described in a deed to Williamson County, recorded in Document No. 2011075347, O.P.R.W.C.TX., for the southeast corner of said 90.68 acre tract and the parcel described herein;

THENCE, departing the existing west right-of-way line of County Road 101, with the existing north right-of-way line of Chandler Road, the following four (4) courses and distances numbered 3-6:

- 3) South 68°31'23" West, a distance of 300.01 feet to a calculated point,
- 4) South 60°08'33" West, a distance of 39.65 feet to a calculated point,
- 5) North 22°36'18" West, a distance of 12.01 feet to a calculated point, and

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 10
December 20, 2024
Parcel No.: 36

- 6) South $68^{\circ}33'01''$ West, a distance of 692.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 908.67 feet left of East Wilco Highway E.C.S. 268+58.80 on the proposed west right-of-way line of said East Wilco Highway, for the southwest corner of the parcel described herein, said point being the beginning of a curve to the left;

THENCE, departing the existing north right-of-way line of said Chandler Road, with the proposed west right-of-way line of said East Wilco Highway, over and across said 90.68 acre tract the following four (4) courses and distances numbered 7-10:

- 7) With said curve to the left, an arc distance of 1,083.25 feet, through a central angle of $61^{\circ}56'31''$, having a radius of 1,002.00 feet, and a chord that bears North $18^{\circ}55'05''$ East, a distance of 1,031.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 240.00 feet left of East Wilco Highway E.C.S. 276+43.91,
- 8) North $21^{\circ}30'11''$ West, a distance of 738.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 240.00 feet left of East Wilco Highway E.C.S. 283+81.98,
- 9) North $18^{\circ}52'33''$ West, a distance of 654.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 290+35.77, and

THIS SPACE INTENTIONALLY LEFT BLANK

JERRY WAYNE ROZNOVAK
AND WIFE, LINDA ROZNOVAK
CALLED 124.28 ACRE TRACT
DOC. NO. 2020105809
O. P. R. W. C. TX.

JERRY WAYNE ROZNOVAK
AND LINDA KAY ROZNOVAK
AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
CALLED 90.68 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046144
O. P. R. W. C. TX.

P.O.C.
1/2"
299.79.75
1,129.25' LT

N68°30'41"E
919.25'

P.O.B.
299.79.52
210.00' LT
N-10, 198, 524.95
E-3, 185, 227.19

KAROLE D. END
CALLED 33.23 ACRE TRACT
DOC. NO. 2024031439
O. P. R. W. C. TX.

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

36

(29.368 AC.)

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

N21°30'11"W 7,190.97'

295+00

300+00

10' UTILITY EASEMENT
DOC. NO. 9748223
O. R. W. C. TX.

EXISTING R.O.W.

S21°16'41"E 3,127.67'
(S19°E 3,098.2')

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

1" IN CONCRETE

PAGE 4 OF 10
REF. FIELD NOTE NO. 51078

100 0 50 100

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

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_36\Parcel_36.dgn

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT
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SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK, AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

MATCH LINE PAGE 5 OF 10

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

JERRY WAYNE ROZNOVAK
AND LINDA KAY ROZNOVAK
AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
CALLED 90.68 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046144
O. P. R. W. C. TX.



N21°30'11"W 738.08'

PROPOSED R.O.W.

N18°52'33"W 654.47'

N21°30'11"W
943.75'

283+81.98
240.00' LT

290+35.77
210.00' LT

36

(29.368 AC.)

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

N21°30'11"W 7,190.97'

285+00

290+00

10' UTILITY EASEMENT
DOC. NO. 9748223
O. P. R. W. C. TX.

EXISTING R.O.W.

S21°16'41"E 3,127.67'
(519° E 3,098.2')

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)



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

FILE: J:\10190527740\100\Survey\03Exhibits\Parcel_36\Parcel_36_2.dgn

PAGE 5 OF 10
REF. FIELD NOTE NO. 51078

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT
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PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

MATCH LINE PAGE 6 OF 10

MATCH LINE PAGE 4 OF 10

MATCH LINE PAGE 8 OF 10

S. PALMER SURVEY.
SECTION NO. 12.
ABSTRACT NO. 499

36

(29.368 AC.)

JERRY WAYNE ROZNOVAK
AND LINDA KAY ROZNOVAK
AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
CALLED 90.68 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046144
O. P. R. W. C. TX.

**
276+43.91
240.00' LT

PROPOSED R. O. W. N21°30'11"W 738.08'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	61°56'31"	1,002.00'	1,083.25'	1,031.27'	N18°55'05"E

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

275+00

N21°30'11"W 7,190.97

280+00

10' UTILITY EASEMENT
DOC. NO. 9748223
O. P. R. W. C. TX.

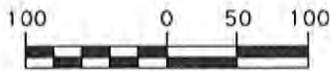
EXISTING R.O.W.

S21°16'41"E 3,127.67'
(S19°E 3,098.2')

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

MATCH LINE PAGE 7 OF 10

MATCH LINE PAGE 5 OF 10



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

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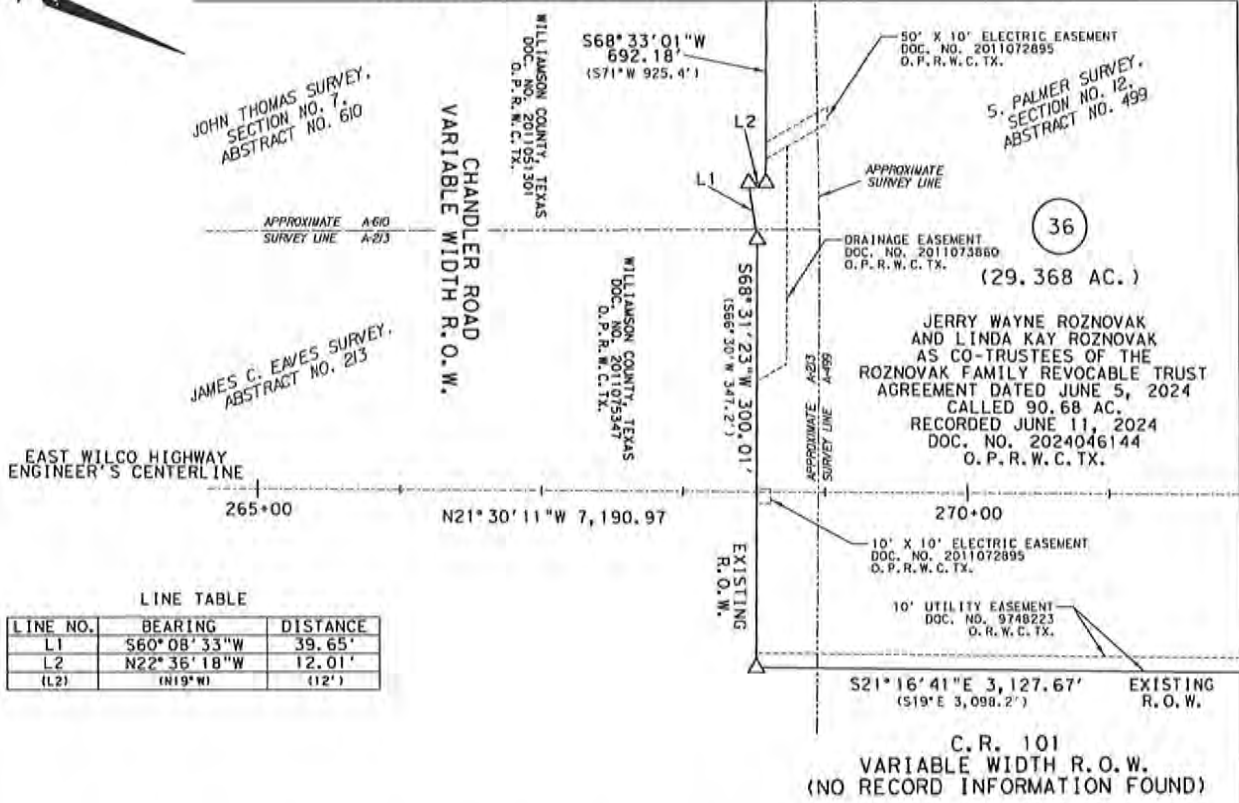
EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT
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SAM

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

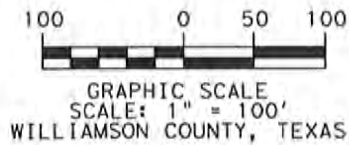
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK, AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

PAGE 6 OF 10
REF. FIELD NOTE NO. 51078



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S60°08'33"W	39.65'
L2	N22°36'18"W	12.01'
(L2)	(N19°W)	(12')



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EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT
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ROZNOVAK, AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

268+58.80
908.67' LT

JOHN THOMAS SURVEY,
SECTION NO. 7,
ABSTRACT NO. 610

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2011061201
O. P. R. W. C. TX.

CHANDLER ROAD
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

EXISTING R. O. W.

568° 33' 01" W 692.18'
(157' W 325.4')

APPROXIMATE
SURVEY LINE

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	61° 56' 31"	1,002.00'	1,083.25'	1,031.27'	N18° 55' 05" E

JERRY WAYNE ROZNOVAK
AND LINDA KAY ROZNOVAK
AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
CALLED 90.68 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046144
O. P. R. W. C. TX.

36

(29.368 AC.)

PROPOSED R. O. W.

MATCH LINE PAGE 7 OF 10

MATCH LINE PAGE 6 OF 10



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

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PAGE 8 OF 10

REF. FIELD NOTE NO. 51078

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
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ROZNOVAK, AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREOF WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2303075, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

A. EASEMENT AND RIGHT OF WAY DATED OCTOBER 8, 1997, EXECUTED BY JERRY W. ROZNOVAK TO GTE SOUTHWEST INCORPORATED, RECORDED UNDER DOCUMENT NO. 9748223, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

B. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1999, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

C. TERMS, PROVISIONS AND STIPULATIONS OF CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT DATED OCTOBER 11, 2010 BY AND BETWEEN THE CITY OF TAYLOR AND J. W. ROZNOVAK ET AL, RECORDED UNDER DOCUMENT NO. 2010082104, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(SUBJECT TO, IF APPLICABLE)

D. TERMS, PROVISIONS AND STIPULATIONS OF CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT DATED OCTOBER 11, 2010 BY AND BETWEEN THE CITY OF TAYLOR AND J. W. ROZNOVAK AND LINDA ROZNOVAK, RECORDED UNDER DOCUMENT NO. 2010082578, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(SUBJECT TO, IF APPLICABLE)

E. PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT DATED DECEMBER 3, 2018, EXECUTED BY JERRY W. ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2018107960, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

F. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 14, 2011, EXECUTED BY JERRY W. ROZNOVAK TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2011072895, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

G. DRAINAGE EASEMENT DATED OCTOBER 31, 2011, EXECUTED BY JERRY ROZNOVAK TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2011073860, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED.
(NOT SURVEY RELATED)


I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
(NOT SURVEY RELATED)

J. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY)
(NOT SURVEY RELATED)

K. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
(NOT SURVEY RELATED)

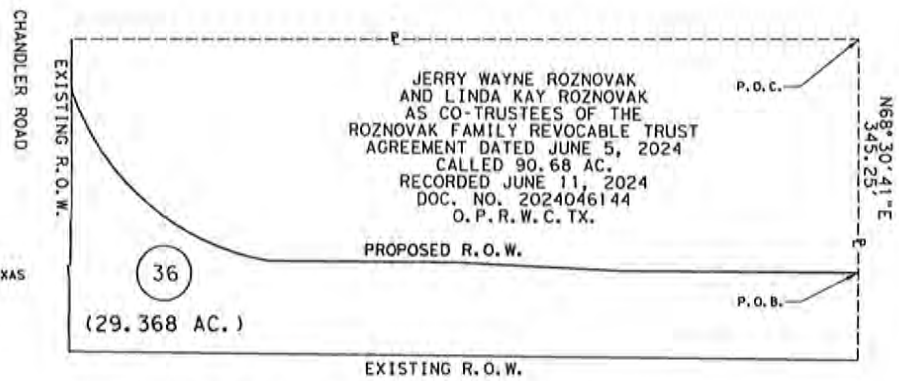
L. "ANY ENCRDACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED; COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)
(NOT SURVEY RELATED)

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EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 <small>Texas Firm Registration No. 10064500</small>		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK, AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024 PARCEL 36 29.368 AC. (1,279,270 SQ. FT.)	

LEGEND

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



PARENT TRACT INSET COUNTY ROAD 101
NOT TO SCALE



- NOTES:**
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY OF NO. G12403075, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.
- 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.

PAGE 10 OF 10
REF. FIELD NOTE NO. 51078

FILE:\sam\nc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_36\Parcel_36.dgn

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT
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Scott C. Brashear

12/20/2024



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK, AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

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

DATE

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 6
December 20, 2024
Parcel No.: 38

PROPERTY DESCRIPTION FOR PARCEL 38

DESCRIPTION OF A 9.115 ACRE (397,052 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 33.23 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO KAROLE D. ENO, RECORDED APRIL 22, 2024, IN DOCUMENT NO. 2024031439, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 9.115 ACRE (397,052 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found 1,129.25 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 299+79.75, for the southwest corner of said 33.23 acre tract, same being the northwest corner of a called 90.68 acre tract of land described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement, recorded in Document No. 2024046144, O.P.R.W.C.TX.;

THENCE N 68°30'41" E, with the common line of said 33.23 acre tract and said 90.68 acre tract, a distance of 919.25 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,524.95, E=3,185,227.19) set** 210.00 feet left of East Wilco Highway E.C.S. 299+79.52 on the proposed west right-of-way (R.O.W.) line of said East Wilco Highway, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

- 1) **THENCE** N 21°30'11" W, departing the common line of said 33.23 acre tract and said 90.68 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 33.23 acre tract, a distance of 1,146.46 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 311+25.98 on the north line of said 33.23 acre tract, same being the south line of a called 107.80 acre tract of land, described in a deed to Weldon R. Copeland (25%), Kenneth W. Snow (27.5%), A. Dearl Dotson (27.5%) and DOTSAF, Limited Partnership (20%), recorded in Document No. 2020013612, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;
- 2) **THENCE** N 68°32'23" E, departing the proposed west right-of-way line of said East Wilco Highway, with the common line of said 33.23 acre tract and said 107.80 acre, a distance of 347.46 feet to a 1/2-inch iron pipe found on the existing west R.O.W. line of C.R. 101, a variable width right-of-way, no record information found, for the southeast corner of said 107.80 acre tract, same being the northeast corner of said 33.23 acre tract and of the parcel described herein;
- 3) **THENCE** S 21°23'33" E, departing the common line of said 33.23 acre tract and said 107.80 acre tract, with the existing west R.O.W. line of C.R. 101, a distance of 1,146.29 feet to a 1-inch iron rod found in concrete, for the northeast corner of said 90.68 acre tract, same being for the southeast corner of said 33.23 acre tract and of the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK



KAROLE D. ENO
 CALLED 33.23 ACRE TRACT
 RECORDED APRIL 22, 2024
 DOC. NO. 2024031439
 O. P. R. W. C. T. X.

S. PALMER SURVEY,
 SECTION NO. 12,
 ABSTRACT NO. 499

P.O.C.
 1/2"
 299+79.75
 1,129.25' LT

N68°30'41"E 919.25'
 (S171°00'W 1,289.03')

P.O.B.
 299+79.52
 210.00' LT
 N=10,198.524.95
 E=3,185,227.19

PROPOSED R.O.W. N21°30'11"W 1,146.46'

JERRY WAYNE ROZNOVAK
 AND LINDA KAY ROZNOVAK AS CO-TRUSTEES
 OF THE
 ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
 CALLED 90.66 ACRE TRACT
 DOCUMENT NO. 2024D46144
 O. P. R. W. C. T. X.

38
 (9.115 AC.)

EAST WILCO HIGHWAY
 ENGINEER'S CENTERLINE

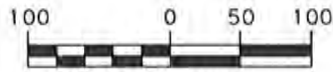
300+00 N21°30'11"W 7,190.97 305+00

1" IN CONCRETE

C.R. 101
 (VARIABLE WIDTH R.O.W.)
 (NO RECORD INFORMATION FOUND)

EXISTING R.O.W. S21°23'33"E 1,146.29'
 (S19°00'E 1,146.28')

MATCH LINE PAGE 4 OF 6



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

FILE: J:\10190527740\100\Survey\03Exhibits\Parcel_38\Parcel_38_2.dgn

PAGE 3 OF 6
 REF. FIELD NOTE NO. 51064

EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 AC. LEFT
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4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Text Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 KAROLE D. ENO
 PARCEL 38
 9.115 AC. (397,052 SQ. FT.)

KAROLE D. ENO
 CALLED 33.23 ACRE TRACT
 RECORDED APRIL 22, 2024
 DOC. NO. 2024031439
 O. P. R. W. C. TX.

160' ELECTRIC EASEMENT
 DOC. NO. 2009042108
 O. P. R. W. C. TX.

S. PALMER SURVEY,
 SECTION NO. 12,
 ABSTRACT NO. 499



N21°30'11"W 1,146.46'

PROPOSED R.O.W.

311+25.90
 210.00' LT
 N68°32'23"E 347.46'
 (N71°00'E 1280.48')

WELDON R. COPELAND (25%)
 KENNETH W. SNOW (27.5%)
 A. DEARL DOTSON (27.5%)
 DOTSAF, LIMITED PARTNERSHIP (20%)
 CALLED 107.80 ACRE TRACT
 DOCUMENT NO. 2020013612
 O. P. R. W. C. TX.

38

(9.115 AC.)

EAST WILCO HIGHWAY
 ENGINEER'S CENTERLINE

310+00

N21°30'11"W 7,190.97

315+00

S21°23'33"E 1,146.29'
 (S19°00'E 1,146.28')

EXISTING R.O.W.

1/2'

C.R. 101
 (VARIABLE WIDTH R.O.W.)
 (NO RECORD INFORMATION FOUND)

PAGE 4 OF 6
 REF. FIELD NOTE NO. 51064

FILE: J:\10190527740\100\Survey\03Exhibit\6\Parcel_38\Parcel_38.dgn



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

EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 AC. LEFT
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4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 KAROLE D. ENO
 PARCEL 38
 9.115 AC. (397,052 SQ. FT.)

MATCH LINE PAGE 3 OF 6

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 012403078, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 30, 2024, AND ISSUED DATE SEPTEMBER 11, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT OR DELETE THIS EXCEPTION.):

A. EASEMENT DATED JUNE 22, 1928, EXECUTED BY WM. PREUSSE TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

B. EASEMENT DATED JUNE 22, 1928, EXECUTED BY WM. PREUSSE TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 21, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

C. EASEMENT DATED SEPTEMBER 29, 1964, EXECUTED BY HERMAN PREUSSE AND DORA PREUSSE TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 232, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, BUT IS OF A "BLANKET" NATURE, THEREFORE IS NOT SHOWN ON THE PLAT)

D. EASEMENT AND RIGHT OF WAY DATED FEBRUARY 21, 1991, EXECUTED BY WAYNE A. KOTROLA TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN VOLUME 2003, PAGE 692, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

E. TERMS, PROVISIONS AND STIPULATIONS OF CONTRACT DATED DECEMBER 6, 1996, BY AND BETWEEN PFLUGER FAMILY LIMITED PARTNERSHIP AND JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9663089, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

F. RIGHT OF WAY EASEMENT DATED NOVEMBER 27, 1996, EXECUTED BY HELMER DAHL AND KATHRYN DAHL TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703995, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

G. EASEMENT AND RIGHT OF WAY DATED MAY 7, 2009, EXECUTED BY THE HELMER W. DAHL AND KATHRYN E. DAHL REVOCABLE LIVING TRUST TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009042108, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT SURVEY RELATED)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT SURVEY RELATED)

J. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

K. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

L. "ANY ENCROACHMENT, ENCLUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) (NOT SURVEY RELATED)

FILE:J:\10190527740\100\Survey\03Exhibit\Parcel_38\Parcel_38.dgn

EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064900

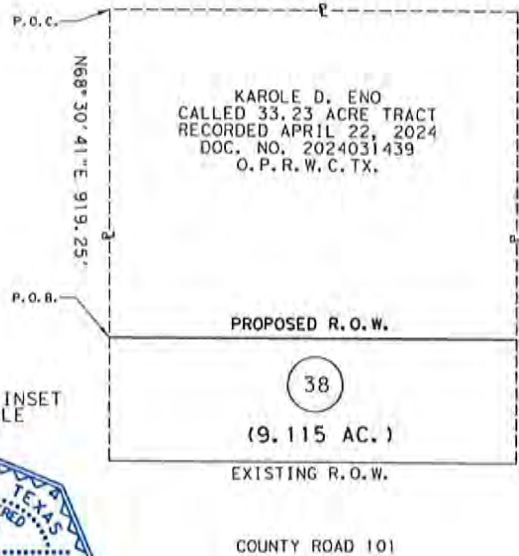
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 38
9.1151 AC. (397,052 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, OF NO. GT2403078, EFFECTIVE DATE AUGUST 30, 2024, AND ISSUED DATE SEPTEMBER 11, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.
- 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.



PARENT TRACT INSET
NOT TO SCALE



EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 AC. LEFT
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Scott C. Brashear
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

12/20/2024
DATE

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 38
9.1151 AC. (397,052 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 8
December 20, 2024
Parcel No.: 39

PROPERTY DESCRIPTION FOR PARCEL 39

DESCRIPTION OF A 19.714 ACRE (858,741 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 107.80 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WELDON R. COPELAND (25%), KENNETH W. SNOW (27.5%), A. DEARL DOTSON (27.5%) AND DOTSAF, LIMITED PARTNERSHIP (20%), RECORDED FEBRUARY 10, 2020, IN DOCUMENT NO. 2020013612, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 19.714 ACRE (858,741 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found bent 1,387.10 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 311+26.85 on the north line of a called 124.28 acre tract of land, described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2020105809, O.P.R.W.C.TX., for the southwest corner of said 107.80 acre tract;

THENCE North 68°32'23" East, with the south line of said 107.80 acre tract, a distance of 1,177.10 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,199,591.62, E=3,184,806.96) set 210.00 feet left of East Wilco Highway E.C.S. 311+25.98 on the proposed west right-of-way line of said East Wilco Highway, same being on the common line of said 107.80 acre tract and a called 33.23 acre tract of land described in a deed to Karole D. Eno, recorded in Document No. 2024031439, O.P.R.W.C.TX., for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the common line of said 107.80 acre tract and said 33.23 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 107.80 acre tract, the following two (2) courses and distances numbered 1-2:

1) North 21°30'11" West, a distance of 2,349.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 334+75.55, said point being the beginning of a curve to the left, and

2) With said curve to the left, an arc length of 370.21 feet, through a central angle of 01°31'38", having a radius of 13,890.00 feet, and a chord that bears North 22°16'00" West, a distance of 370.20 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 338+51.36 on the existing west right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the northwest corner of the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 8
December 20, 2024
Parcel No.: 39

THENCE, departing the proposed west right-of-way line of said East Wilco Highway, with the existing west right-of-way line of said County Road 101, the following three (3) courses and distances numbered 3-5:

- 3) South $67^{\circ}29'01''$ East, a distance of 227.27 feet to a calculated point, for the most northerly northeast corner of said 107.80 acre tract and the parcel described herein, said point being the beginning of a curve to the right,
- 4) With said curve to the right, passing at an arc length of 0.18 feet a 1/2-inch iron rod found, and continuing for a total arc length on 463.75 feet, through a central angle of $46^{\circ}36'57''$, having a radius of 570.00 feet, and a chord that bears South $44^{\circ}12'52''$ East, a distance of 451.07 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found, for the most easterly northeast corner of said 107.80 acre tract and the parcel described herein, and
- 5) South $21^{\circ}53'54''$ East, a distance of 2,146.03 feet to a 1/2-inch iron pipe found, for the northeast corner of said 33.23 acre tract, same being the southeast corner of said 107.80 acre tract and the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

P.O.C.
BENT
311+26.85
1,387.10' LT

ELECTRIC EASEMENT
DOC. NO. 2009058280
O.P.R. W. C. TX.

JERRY WAYNE ROZNOVAK
AND WIFE, LINDA ROZNOVAK
CALLED 124.28 AC.
DOC. NO. 2020105809
O.P.R. W. C. TX.

WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
CALLED 107.80 AC.
RECORDED FEBRUARY 10, 2020
DOC. NO. 2020013612
O.P.R. W. C. TX.

S. PALMER SURVEY
SECTION NO. 12,
ABSTRACT NO. 499

P.O.B.
STA 311+25.98
210.00' LT
H=10,199,591.62
E=3,184,806.96

PROPOSED R.O.W.

N21°30'11"W 2,349.57'

KAROLE D. ENO
CALLED 33.23 AC.
DOC. NO. 2024031439
O.P.R. W. C. TX.

S68°32'23"W 347.46'

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

39
(19.714 AC.)

N21°30'11"W 7,190.97'

310+00

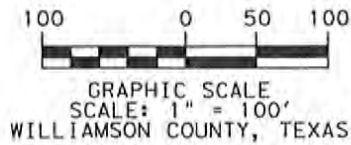
315+00

10' UTILITY EASEMENT
DOC. NO. 1997046549
O.P.R. W. C. TX.

EXISTING R.O.W.

S21°53'54"E 2,146.03'
(S21°53'58"E 2,145.57')

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)



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PAGE 4 OF 8
REF. FIELD NOTE NO. 51065

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
PARCEL 39
19.714 AC. (858,741 SQ. FT.)

MATCH LINE PAGE 5 OF 8

WELDON R. COPELAND (25%)
 KENNETH W. SNOW (27.5%)
 A. DEARL DOTSON (27.5%)
 DOTSAP, LIMITED PARTNERSHIP (20%)
 CALLED 107.80 AC.
 RECORDED FEBRUARY 10, 2010
 DOC. NO. 2020013612
 O. P. R. W. C. TX.

S. PALMER SURVEY,
 SECTION NO. 12,
 ABSTRACT NO. 499



PROPOSED R. O. W. N21° 30' 11" W 2,349.57'

(39)
 (19.714 AC.)

EAST WILCO HIGHWAY
 ENGINEER'S CENTERLINE

N21° 30' 11" W 7,190.97'

320+00

325+00

10' UTILITY EASEMENT
 DOC. NO. 1997046549
 O. P. R. W. C. TX.

EXISTING R. O. W. S21° 53' 54" E 2,146.03'
 C. R. 101 (S21° 53' 58" E 2,145.57')
 VARIABLE WIDTH R. O. W.
 (NO RECORD INFORMATION FOUND)

MATCH LINE PAGE 4 OF 8

MATCH LINE PAGE 6 OF 8



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

FILE: \\sam\info\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG5_ORD 10.10.dgn

PAGE 5 OF 8
 REF. FIELD NOTE NO. 51065

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT
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 WELDON R. COPELAND (25%)
 KENNETH W. SNOW (27.5%)
 A. DEARL DOTSON (27.5%)
 DOTSAP, LIMITED PARTNERSHIP (20%)
 PARCEL 39
 19.714 AC. (858,741 SQ. FT.)

WELDON R. COPELAND (25%)
 KENNETH W. SNOW (27.5%)
 A. DEARL DOTSON (27.5%)
 DOTSAF, LIMITED PARTNERSHIP (20%)
 CALLED 107.80 AC. T
 RECORDED FEBRUARY 10, 2010
 DOC. NO. 2020013612
 O. P. R. W. C. TX.

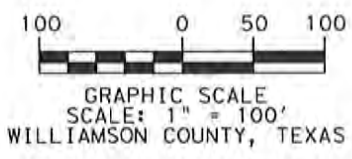
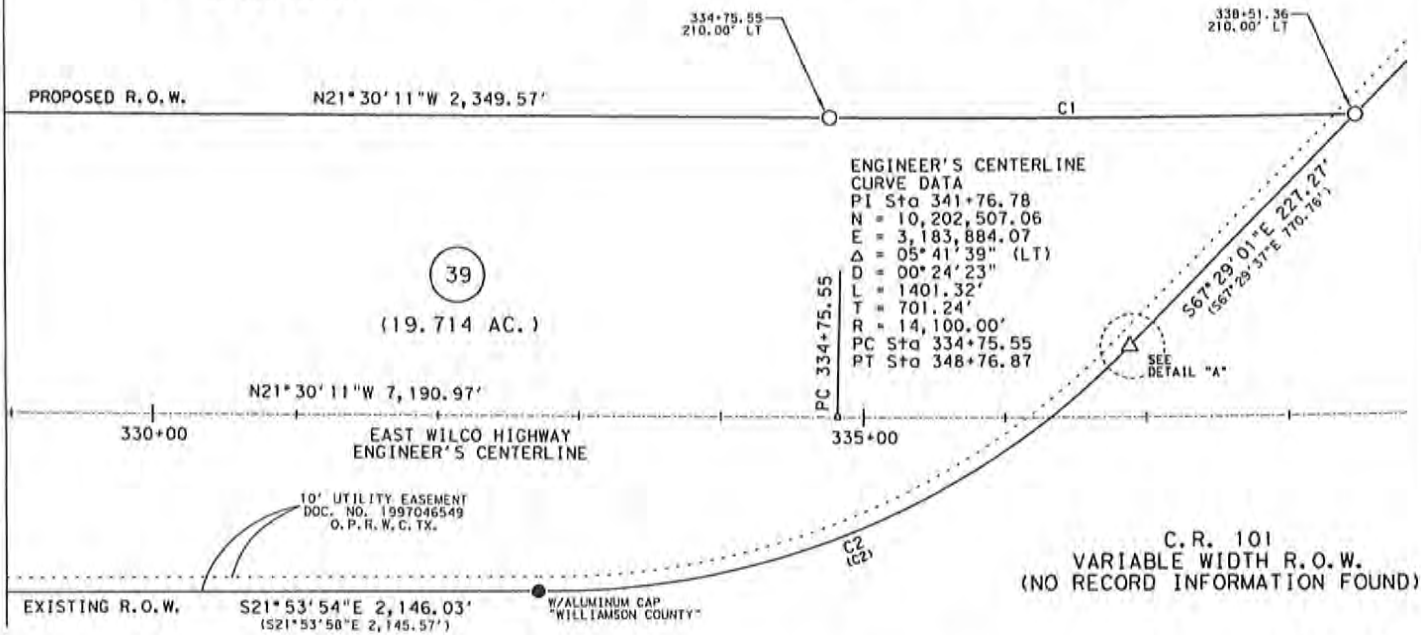
S. PALMER SURVEY
 SECTION NO. 12
 ABSTRACT NO. 499

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 31' 38"	13,890.00'	370.21'	370.20'	N22° 16' 00"W
C2	46° 36' 57"	570.00'	463.75'	451.07'	S44° 12' 52"E
(C2)	(NO RECORD)	(570.00')	(463.57')	(450.90')	(S44° 11' 46"E)



MATCH LINE PAGE 5 OF 8



PAGE 6 OF 8
 REF. FIELD NOTE NO. 51065
 FILE: \\sam\ng\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG6&7_ORD 10.10.dwg

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT
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4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 WELDON R. COPELAND (25%)
 KENNETH W. SNOW (27.5%)
 A. DEARL DOTSON (27.5%)
 DOTSAF, LIMITED PARTNERSHIP (20%)
 PARCEL 39
 19.714 AC. (858,741 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 072403074, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. EASEMENT DATED JUNE 20, 1928, EXECUTED BY ED NYCRIN ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 189, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

B. EASEMENT DATED JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

C. EASEMENT DATED SEPTEMBER 23, 1984, EXECUTED BY OLGA PEARSON AND THEODORE PEARSON TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 478, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

D. RIGHT OF WAY EASEMENT DATED AUGUST 29, 1974, EXECUTED BY OLGA PEARSON TO JOHAR WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 978, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DEFINED 15' WIDE EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

E. EASEMENT AND RIGHT OF WAY DATED JANUARY 24, 1991, EXECUTED BY OLGA PEARSON TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN VOLUME 1990, PAGE 646, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED OCTOBER 7, 1997, EXECUTED BY OLGA PEARSON TO GTE SOUTHWEST INCORPORATED, RECORDED UNDER DOCUMENT NO. 9746549, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

G. EASEMENT AND RIGHT OF WAY DATED JUNE 18, 2009, EXECUTED BY MARJORIE PEARSON SIMMANS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2009058280, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. MINERAL RESERVATION AS SHOWN IN DEED FROM MARJORIE PEARSON SIMMANS TO WELDON R. COPELAND, KENNETH W. SNOW, A. DEARL DOTSON, AND DOTSAF LIMITED PARTNERSHIP, DATED FEBRUARY 3, 2020 AND RECORDED UNDER DOCUMENT NO. 2020013612, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED. (NOT SURVEY RELATED)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT SURVEY RELATED)

J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT SURVEY RELATED)

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

L. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

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

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT
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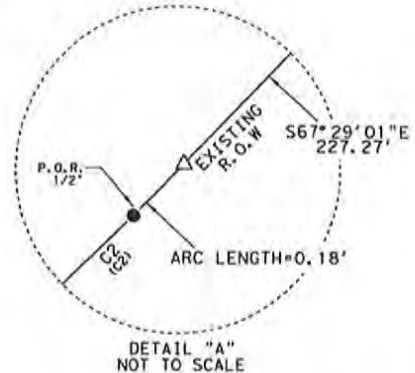
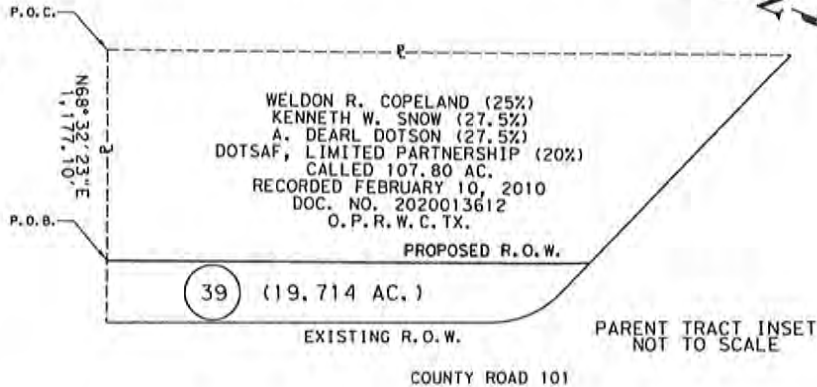


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
PARCEL 39
19.714 AC. (858,741 SQ. FT.)

LEGEND

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



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, OF NO. GT2403D74, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

12/20/2024
 DATE

PAGE 8 OF 8
 REF. FIELD NOTE NO. 51065
 FILE: \\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG6&7_ORD 10.10.dwg

EXISTING 107.80 AC.	ACQUIRE 19.714 AC.	REMAINING 88.086 AC. LEFT
---------------------	--------------------	---------------------------

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

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 WELDON R. COPELAND (25%)
 KENNETH W. SNOW (27.5%)
 A. DEARL DOTSON (27.5%)
 DOTSFAF, LIMITED PARTNERSHIP (20%)
 PARCEL 39
 19,714 AC. (858,741 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 7
August 1, 2025
Parcel No.: 40

PROPERTY DESCRIPTION FOR PARCEL 40

DESCRIPTION OF A 11.809 ACRE (514,400 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 58.581 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO EDGAR VEGA AND ALTAGRACIA VEGA, RECORDED OCTOBER 21, 2014, IN DOCUMENT NO. 2014084619, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 11.809 ACRE (514,400 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 316.08 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 340+61.13 on the existing north right-of-way line of County Road 101 (C.R. 101), a variable width right-of-way, no record information found;

THENCE, South 66°14'41" East, with the existing north right-of-way line of said C.R. 101, a distance of 58.71 feet to a calculated point, for the southwest corner of a called 20.000 acre tract of land, described as Tract 1 in a deed to Holy Mother of God Orthodox Church, in Document No. 2025030018, O.P.R.W.C.TX.;

THENCE, North 08°40'00" East, departing the existing north right-of-way line of said C.R. 101, with the common line of said 58.581 acre tract and said 20.000 acre tract, a distance of 123.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,202,365.21, E=3,183,698.52) set** 210.00 feet left of East Wilco Highway E.C.S. 341+22.68 on the proposed west right-of-way line of East Wilco Highway, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the left;

THENCE, departing the common line of 58.581 acre tract and said 20.000 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 58.581 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) With said curve to the left, an arc distance of 742.95 feet, through a central angle of 03°03'53", having a radius of 13,890.00 feet, and a chord that bears **North 25°39'54" West**, a distance of **742.86 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 348+76.87, for the beginning of a curve to the right, and
- 2) With said curve to the right, an arc distance of 450.79 feet, through a central angle of 01°48'18", having a radius of 14,310.04 feet, and a chord that bears **North 26°17'41" West**, a distance of **450.77 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 353+21.04 on the south line of a called 46.13 acre tract of land, described in a deed to Navesink River, LLC, recorded in Document No. 2021055107, O.P.R.W.C.TX.;
- 3) **THENCE, North 71°19'32" East**, departing the proposed west right-of-way line of said East Wilco Highway, with the common line of said 46.13 acre tract and said 58.581 acre tract, a distance of **349.68 feet** to a 1/2-inch iron rod with a pink plastic cap stamped "TLS INC" found, for an interior ell corner of said 58.581 acre tract and the southeast corner of said 46.13 acre tract;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 7
August 1, 2025
Parcel No.: 40

- 4) **THENCE, North 21°27'39" West**, continuing with the common line of said 46.13 acre tract and said 58.581 acre tract, passing at a distance of 804.36 feet a calculated point, for the northeast corner of said 46.13 acre tract and the southeast corner of a called 69.19 acre tract of land, described in a deed to Samuel Keyburn and Hahn Keyburn, recorded in Document No. 2021055044, O.P.R.W.C.TX., and continuing for a total distance of 2,245.68 feet to a 60d nail with shiner found;
- 5) **THENCE, North 12°42'24" West**, with the common line of said 58.581 acre tract and said 69.19 acre tract, a distance of **122.96 feet** to a calculated point in the approximate centerline of the San Gabriel River, same being the south line of a called 39.81 acre tract of land, described as Tract Two in a deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX., for the northwest corner of said 58.581 acre tract and of the parcel described herein;
- 6) **THENCE, North 53°11'14" East**, with the approximate centerline of the San Gabriel River and the common line of said 58.581 acre tract and said 39.81 acre tract, passing at a distance of 19.53 feet a calculated point, for the southwest corner of a called 24.74 acre tract of land, described as Tract One in said deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX., same being the southeast corner of said 39.81 acre tract, and continuing for a total distance of 37.92 feet to a calculated point on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

THENCE, departing the approximate centerline of the San Gabriel River, with the proposed east right-of-way line of said East Wilco Highway, over and across said 58.581 acre tract, the following three (3) courses and distances numbered 7-9:

- 7) **South 21°32'04" East**, a distance of **1,396.91 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 362+70.44, for the beginning of a curve to the left,
- 8) With said curve to the left, an arc distance of 1,370.85 feet, through a central angle of 05°39'46", having a radius of 13,870.00 feet, and a chord that bears **South 24°21'57" East**, a distance of **1,370.29 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 348+76.87, for the beginning of a curve to the right, and
- 9) With said curve to the right, an arc distance of 109.83 feet, through a central angle of 00°26'21", having a radius of 14,330.67 feet, and a chord that bears **South 26°58'40" East**, a distance of **109.83 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 347+68.80 on the west line of said 20.000 acre tract, for the southeast corner of the parcel described herein;

THENCE, continuing with the proposed east right-of-way line of said East Wilco Highway, with the common line of said 58.581 acre tract and said 20.000 acre tract, the following two (2) courses and distances numbered 10-11:

- 10) **South 10°32'30" West**, a distance of **49.57 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 200.02 feet right of East Wilco Highway E.C.S. 347+29.92, and

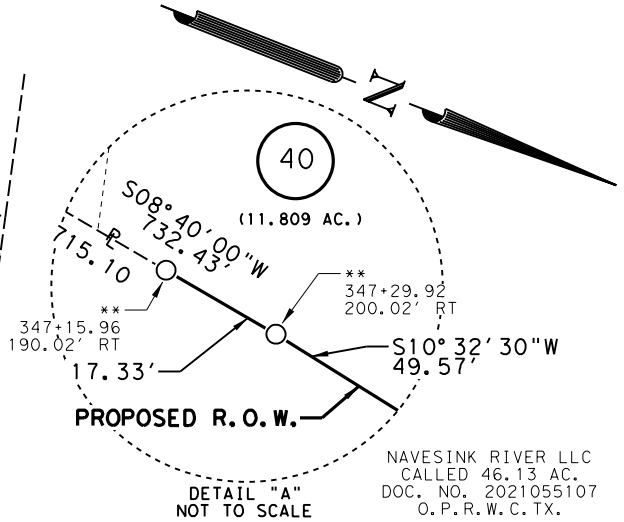
S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2005031703
O. P. R. W. C. TX.

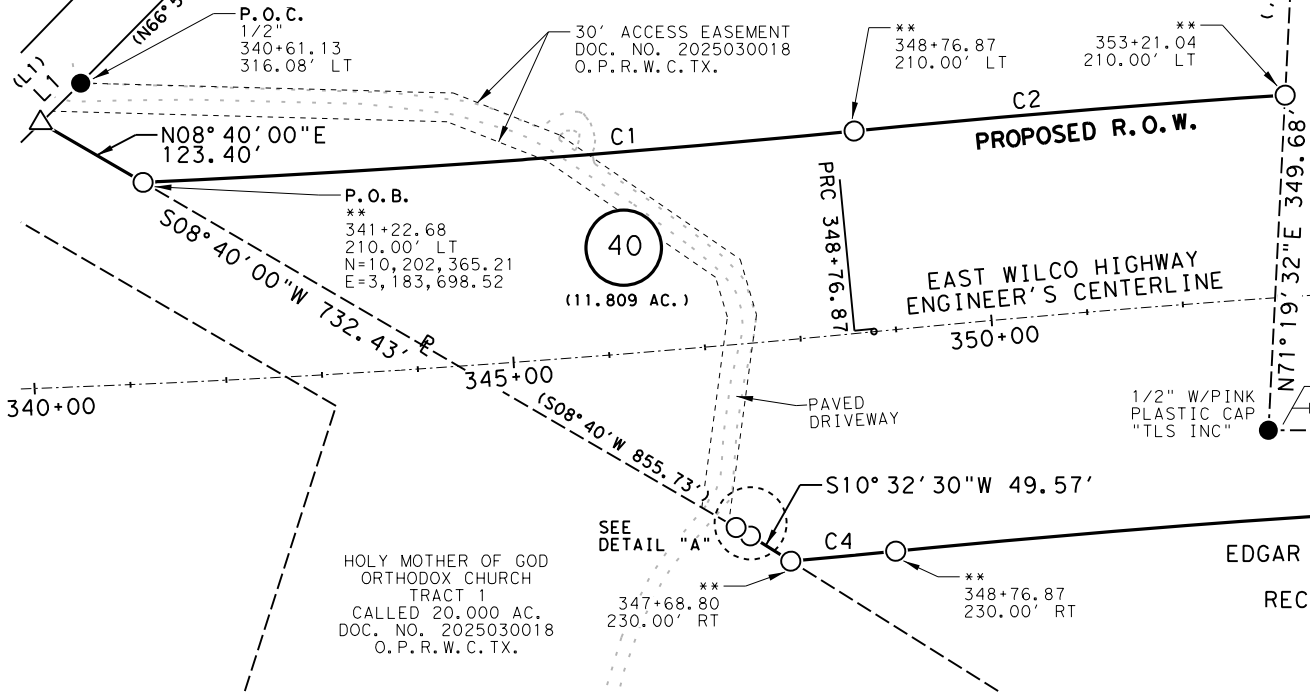
EXISTING R. O. W.

C.R. 101
(VARIABLE WIDTH R.O.W.)
NO RECORD INFORMATION FOUND

EDGAR VEGA AND ALTAGRACIA VEGA
CALLED 58.581 AC.
RECORDED OCTOBER 21, 2014
DOC. NO. 2014084619
O. P. R. W. C. TX.



ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 355+74.22
N = 10,203,751.02
E = 3,183,244.83
Δ = 05° 39' 46" (RT)
D = 00° 24' 23"
L = 1,393.58'
T = 697.36'
R = 14,100.00'
PC Sta 348+76.87
PT Sta 362+70.44



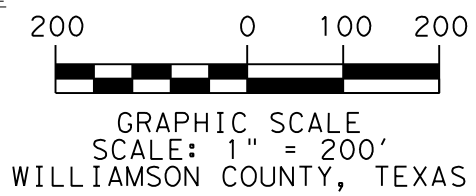
MATCH LINE PAGE 5 OF 7

EDGAR VEGA AND ALTAGRACIA VEGA
CALLED 58.581 AC.
RECORDED OCTOBER 21, 2014
DOC. NO. 2014084619
O. P. R. W. C. TX.

PAGE 4 OF 7
REF. FIELD NOTE NO. 51342

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_40\Parcel 40.dgn

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 341+76.78
N = 10,202,507.06
E = 3,183,884.07
Δ = 05° 41' 39" (LT)
D = 00° 24' 23"
L = 1401.32'
T = 701.24'
R = 14,100.00'
PC Sta 334+75.55
PT Sta 348+76.87



EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	14.071 AC. LEFT
				REMAINING	32.701 AC. RIGHT



4801 Southwest Parkway
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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EDGAR VEGA AND ALTAGRACIA VEGA
PARCEL 40
11.809 AC. (514,400 SQ. FT.)

NAVESINK RIVER LLC
CALLED 46.13 AC.
DOC. NO. 2021055107
O. P. R. W. C. TX.

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

SAMUEL KEYBURN AND
HAHN KEYBURN
CALLED 69.19 AC.
DOC. NO. 2021055044
O. P. R. W. C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N53° 11' 14" E	37.92'
(L1)	(N11° 06' E)	(38.76')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	05° 39' 46"	13,870.00'	1,370.85'	1,370.29'	S24° 21' 57" E

DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
TRACT TWO
CALLED 39.81 AC.
DOC. NO. 2013051223
O. P. R. W. C. TX.

APPROXIMATE CENTERLINE
OF SAN GABRIEL RIVER

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 379+36.59
N = 10,205,949.55
E = 3,182,377.28
Δ = 03° 11' 26" (LT)
D = 00° 24' 23"
L = 785.16'
T = 392.68'
R = 14,100.00'
PC Sta 375+43.91
PT Sta 383+29.08

MATCH LINE PAGE 4 OF 7

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

N21° 32' 04" W 1,273.47'

365+00

370+00

375+00

380+00

(N12° 38' 45" W 123.34')
N12° 42' 24" W 122.96'

N21° 27' 39" W 2,245.68'
1,441.32'

(N21° 24' W 2245.7')

60D NAIL W/ SHINER
19.53'

804.36'

(L1)

18.39'

C3 PROPOSED R.O.W. S21° 32' 04" E 1,396.91'

362+70.44
230.00' RT

**
60' TEMPORARY WORKSPACE
DOC. NO. 20191017709
O. P. R. W. C. TX.

50' PIPELINE EASEMENT
DOC. NO. 2019107709
O. P. R. W. C. TX.

EDGAR VEGA AND ALTAGRACIA VEGA
CALLED 58.581 AC.
RECORDED OCTOBER 21, 2014
DOC. NO. 2014084619
O. P. R. W. C. TX.

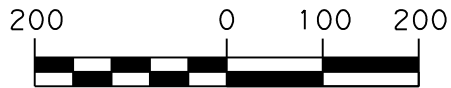
40
(11.809 AC.)

DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
TRACT ONE
CALLED 24.74 AC.
DOC. NO. 2013051223
O. P. R. W. C. TX.

PAGE 5 OF 7
REF. FIELD NOTE NO. 51342

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_40\Parcel_40_2.dgn

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 355+74.22
N = 10,203,751.02
E = 3,183,244.83
Δ = 05° 39' 46" (RT)
D = 00° 24' 23"
L = 1,393.58'
T = 697.36'
R = 14,100.00'
PC Sta 348+76.87
PT Sta 362+70.44



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	14.071 AC. LEFT
				REMAINING	32.701 AC. RIGHT



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EDGAR VEGA AND ALTAGRACIA VEGA
PARCEL 40
11.809 AC. (514,400 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2503630, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 18, 2025, AND ISSUED DATE JULY 1, 2025.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

- A. EASEMENT DATED JUNE 20, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- B. EASEMENT DATED JUNE 13, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 27, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- C. EASEMENT DATED FEBRUARY 11, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 277, PAGE 514, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- D. EASEMENT DATED FEBRUARY 25, 1946, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 335, PAGE 252, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON PLAT)
- E. EASEMENT DATED DECEMBER 18, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 601, PAGE 120, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)
- F. EASEMENT DATED OCTOBER 25, 2019, TO M2E3 LLC, RECORDED UNDER DOCUMENT NO. 2019107709, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AND IS SHOWN ON THE PLAT)
- G. 30' ACCESS EASEMENT GRANTED IN DEED DATED APRIL 22, 2025, EXECUTED BY ALTAGRACIA MONTEMAYOR GARCIA A/K/A ALTAGRACIA M. VEGA TO HOLY MOTHER OF GOD ORTHODOX CHURCH, RECORDED UNDER DOCUMENT NO. 2025030018, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AND IS SHOWN ON THE PLAT)
- H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- J. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY, WHETHER DEDICATED OR NOT. (SUBJECT TO, IF APPLICABLE)
- K. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD. (SUBJECT TO, IF APPLICABLE)
- L. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (SUBJECT TO, IF APPLICABLE)
- M. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_40\Parcel 40.dgn

EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	14.071 AC. LEFT
				REMAINING	32.701 AC. RIGHT



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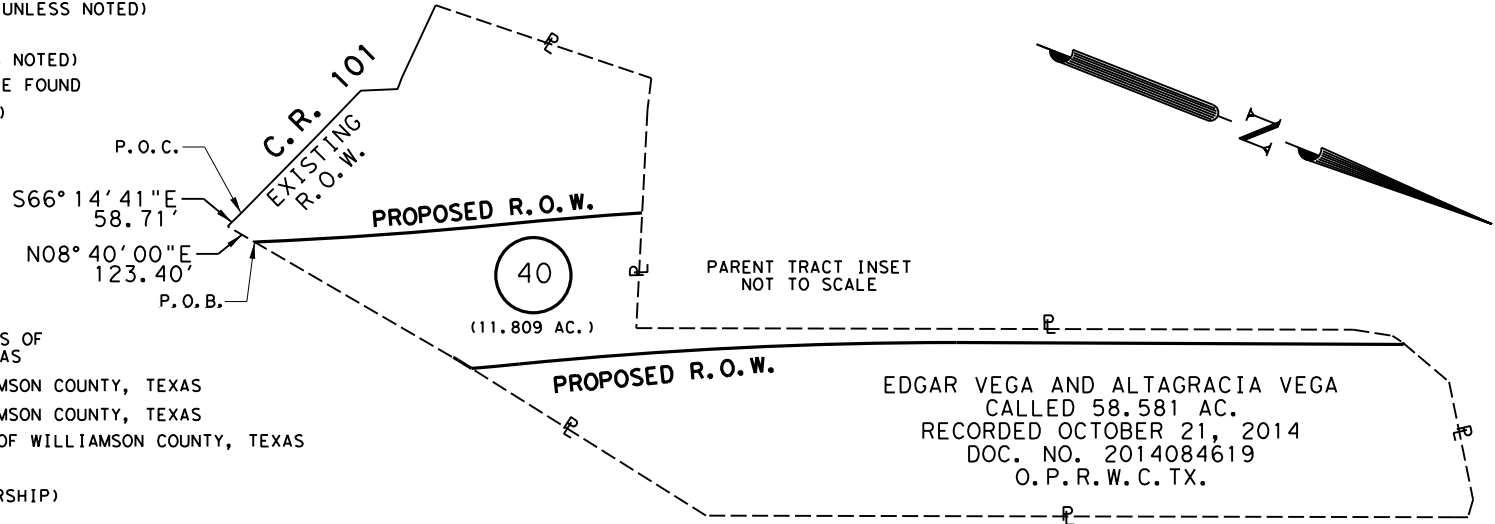
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EDGAR VEGA AND ALTAGRACIA VEGA
PARCEL 40
11.809 AC. (514,400 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- ⬡ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- ℙ ----- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- ===== PARCEL LIMITS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 03' 53"	13,890.00'	742.95'	742.86'	N25° 39' 54"W
C2	01° 48' 18"	14,310.04'	450.79'	450.77'	N26° 17' 41"W
C3	05° 39' 46"	13,870.00'	1,370.85'	1,370.29'	S24° 21' 57"E
C4	00° 26' 21"	14,330.67'	109.83'	109.83'	S26° 58' 40"E



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2503630, EFFECTIVE DATE JUNE 18, 2025, AND ISSUED DATE JULY 1, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S66° 14' 41" E	58.71'
(L1)	(N66° 15' 45" W)	(58.80')

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

8/1/2025
 DATE

EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	14.071 AC. LEFT
				REMAINING	32.701 AC. RIGHT



4801 Southwest Parkway
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 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 EDGAR VEGA AND ALTAGRACIA VEGA
 PARCEL 40
 11.809 AC. (514,400 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 5
March 28, 2025
Parcel No.: 43

PROPERTY DESCRIPTION FOR PARCEL 43

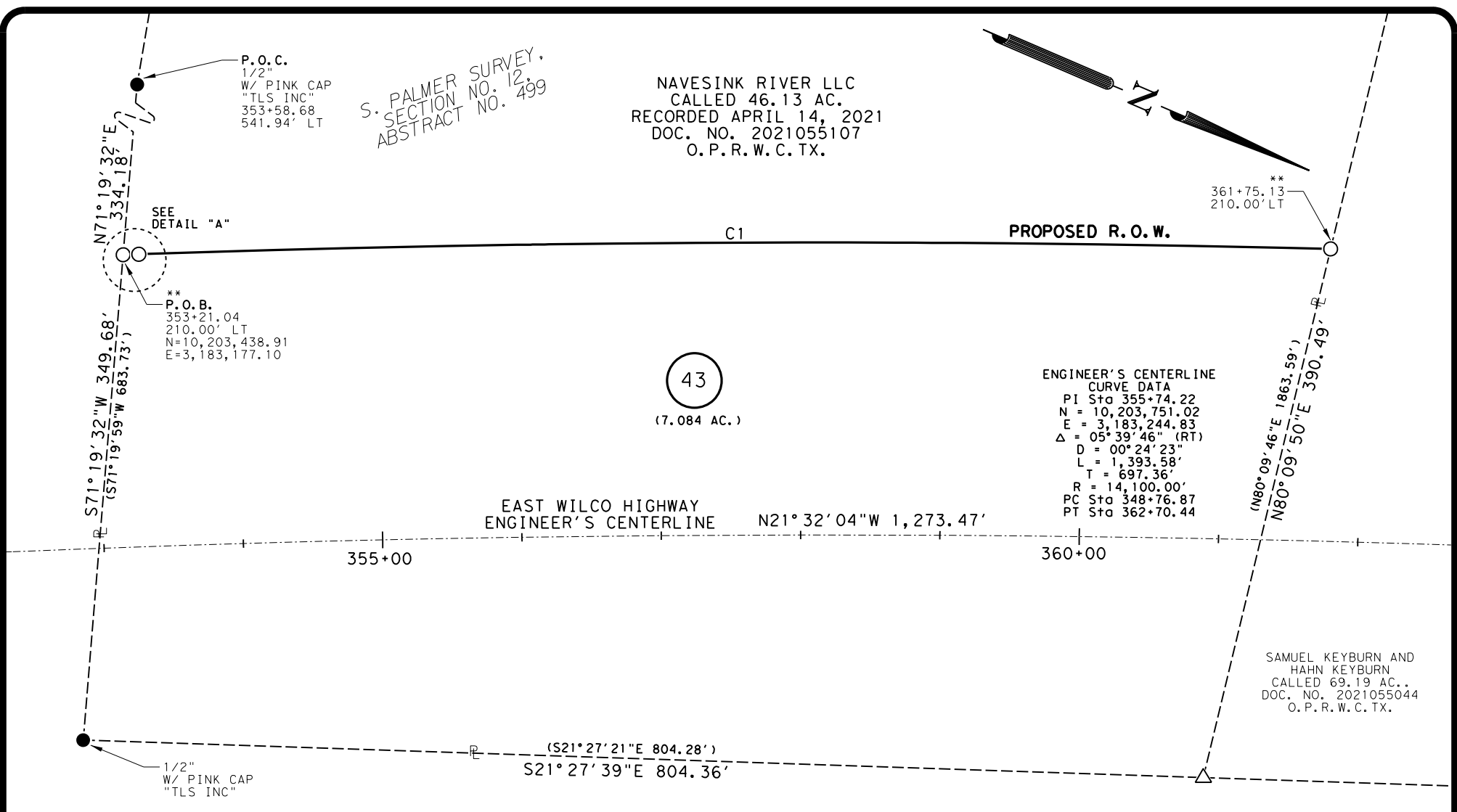
DESCRIPTION OF A 7.084 ACRE (308,575 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 46.13 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO NAVESINK RIVER, LLC, RECORDED APRIL 14, 2021, IN DOCUMENT NO. 2021055107, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 7.084 ACRE (308,575 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a pink plastic cap stamped "TLS INC" found 541.94 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 353+58.68 on the common line of a called 58.581 acre tract of land, described in a deed to Edgar Vega and Altagracia Vega, recorded in Document No. 2014084619, O.P.R.W.C.TX., and said 46.13 acre tract;

THENCE, North 71°19'32" East, with the common line of said 58.581 acre tract and said 46.13 acre tract, a distance of 334.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,203,438.91, E=3,183,177.10) set** 210.00 feet left of East Wilco Highway E.C.S. 353+21.04 on the proposed west right-of-way line of East Wilco Highway, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the common line of said 58.581 acre tract and said 46.13 acre tract, with the proposed west right-of-way line of East Wilco Highway, over and across said 46.13 acre tract, the following two (2) courses and distances numbered 1-2:

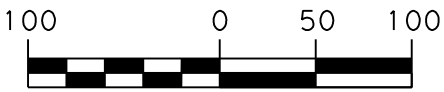
- 1) **North 25°22'12" West**, a distance of **11.24 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 353+32.17, said point being the beginning of a curve to the right, and
- 2) with said curve to the right, an arc distance of 855.57 feet, through a central angle of 03°25'32", having a radius of 14,310.00 feet, and a chord that bears North 23°38'04" West, a distance of 855.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 361+75.13 on the common line of said 46.13 acre tract and a called 69.19 acre tract, described in a deed to Samuel Keyburn and Hahn Keyburn, recorded in Document No. 2021055044, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;
- 3) **THENCE, North 80°09'50" East**, departing the proposed west right-of-way line of said East Wilco Highway, with the common line of said 69.19 acre tract and said 46.13 acre tract, a distance of **390.49 feet** to a calculated point on the western line of said 58.581 acre tract, for the southeast corner of said 69.19 acre tract, same being the northeast corner of said 46.13 acre tract and the parcel described herein;
- 4) **THENCE, South 21°27'39" East**, departing the common line of said 69.19 acre tract and said 46.13 acre tract, with the common line of said 46.13 acre tract and said 58.581 acre tract, a distance of **804.36 feet** to a 1/2-inch iron rod with a pink plastic cap stamped "TLS INC" found, for an interior ell corner of said 58.581 acre tract, same being the southeast corner of said 46.13 acre tract and the parcel described herein;



EDGAR VEGA & ALTAGRACIA
VEGA
CALLED 58.581 ACRES
DOC. NO. 2014084619
O. P. R. W. C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 25' 32"	14,310.00'	855.57'	855.45'	N23° 38' 04" W



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

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_43\Parcel_43.dgn

EXISTING	46.13 AC.	ACQUIRE	7.084 AC.	REMAINING	39.046 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
NAVESINK RIVER, LLC
PARCEL 43
7.084 AC. (308,575 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403128, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. EASEMENT DATED JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

B. OIL, GAS AND MINERAL LEASE DATED JANUARY 22, 1942 BETWEEN W. H. PERCY AND JESSIE B. PERCY, AS LESSOR AND J. E. SCHULTZ, AS LESSEE, RECORDED IN VOLUME 313, PAGE 344, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID LEASE. (NOT SURVEY RELATED)

C. EASEMENT DATED MARCH 3, 1966, EXECUTED BY MRS. W. H. PERCY TO SOUTHWESTERN STATES TELEPHONE COMPANY, RECORDED IN VOLUME 486, PAGE 32, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED, MAY AFFECT)

D. RIGHT OF WAY EASEMENT DATED DECEMBER 18, 1974, EXECUTED BY JESSIE PERCY TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 601, PAGE 120, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

E. MINERAL RESERVATION AS SHOWN IN DEED FROM ROSS R. COLE AND JOSEPHINE COLE TO STEVE RANDALL AND RITA RANDALL, DATED AUGUST 8, 1996 AND RECORDED UNDER DOCUMENT NO. 9641778, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED. (NOT SURVEY RELATED)

F. EASEMENT AND RIGHT OF WAY DATED FEBRUARY 2, 2009, EXECUTED BY STEVE RANDALL AND RITA RANDALL TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009017348, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL)

G. EASEMENTS AS SET OUT IN WARRANTY DEED DATED FEBRUARY 12, 2016, TO BE EFFECTIVE FEBRUARY 14, 2016, FROM STEVE RANDALL AND RITA RANDALL TO JAMES MATULA AND DEBORAH MATULA, RECORDED UNDER DOCUMENT NO. 2016013155, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

H. TERMS, PROVISIONS AND STIPULATIONS OF MEMORANDUM OF PERMANENT EASEMENT AGREEMENT DATED AUGUST 20, 2019 BETWEEN JAMES MATULA AND WIFE, DEBORAH MATULA AND M2E3 LLC, RECORDED UNDER DOCUMENT NO. 2019083346, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

I. EASEMENT AND RIGHT OF WAY DATED DECEMBER 23, 2019, EXECUTED BY JAMES AND DEBORAH MATULA TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2020010477, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL)

J. EASEMENT DATED JANUARY 21, 2022, EXECUTED BY NAVESINK RIVER, LLC TO CAPITAL FARM CREDIT, ACA, RECORDED UNDER DOCUMENT NO. 2022011056, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

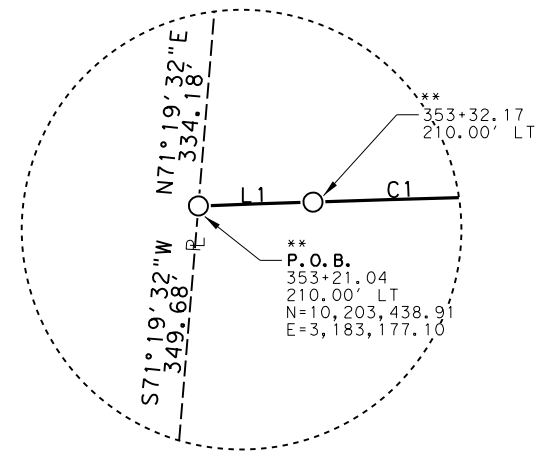
K. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT SURVEY RELATED)

L. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT SURVEY RELATED)

M. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

N. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

O. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) (NOT SURVEY RELATED)



DETAIL "A"
NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N25° 22' 12"W	11.24'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 25' 32"	14,310.00'	855.57'	855.45'	N23° 38' 04"W

EXISTING	ACQUIRE	REMAINING
46.13 AC.	7.084 AC.	39.046 AC. LEFT



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
NAVESINK RIVER, LLC
PARCEL 43
7.084 AC. (308,575 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403128, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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.

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_43\Parcel_43.dgn

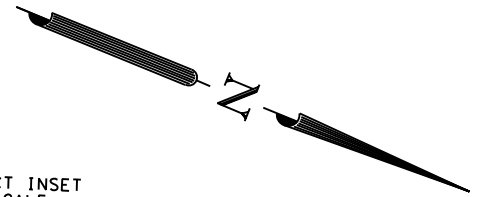
PAGE 5 OF 5
REF. FIELD NOTE NO. 51118

EXISTING	46.13 AC.	ACQUIRE	7.084 AC.	REMAINING	39.046 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
NAVESINK RIVER, LLC
PARCEL 43
7.084 AC. (308,575 SQ. FT.)



Scott C. Brashear

3/28/25

DATE

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

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 7
March 28, 2025
Parcel No.: 56

PROPERTY DESCRIPTION FOR PARCEL 56

DESCRIPTION OF A 13.52 ACRE (589,040 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 69.19 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SAMUEL KEYBURN AND HAHN KEYBURN, RECORDED APRIL 14, 2021, IN DOCUMENT NO. 2021055044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 13.52 ACRE (589,040 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 1,652.33 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 364+72.43 on the north line of a called 46.13 acre tract of land, described in a deed to Navesink River, LLC, recorded in Document No. 2021055107, O.P.R.W.C.TX., for the southwest corner of said 69.19 acre tract, and the southeast corner of a called 5.98 acre tract of land, described as Tract One in a deed to Randall E. Piphon and Priscilla Piphon, recorded in Document No. 2018065373, O.P.R.W.C.TX.;

THENCE, North 80°09'50" East, with the common line of said 46.13 acre tract and said 69.19 acre tract, a distance of 1,473.26 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,204,232.76, E=3,182,829.33) set** 210.00 feet left of East Wilco Highway E.C.S. 361+75.13 on the proposed west right-of-way line of East Wilco Highway, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the right;

THENCE, departing the common line of said 46.13 acre tract and said 69.19 acre tract, with the proposed west right-of-way line of East Wilco Highway, over and across said 69.19 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) With said curve to the right, an arc distance of 96.73 feet, through a central angle of 00°23'14", having a radius of 14,310.00 feet, and a chord that bears North 21°43'41" West, a distance of 96.73 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 362+70.44,
- 2) **North 21°32'04" West**, a distance of **1,273.47 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 375+43.91, said point being the beginning of a curve to the left, and
- 3) With said curve to the left, an arc distance of 207.17 feet, through a central angle of 00°51'16", having a radius of 13,890.00 feet, and a chord that bears North 21°57'42" West, a distance of 207.17 feet to a calculated point in the approximate centerline of the San Gabriel River, same being the common line of said 69.19 acre tract and of a called 24.74 acre tract of land, described as Tract One in a deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

THENCE, departing the proposed west right-of-way line of said East Wilco Highway, with the approximate centerline of the San Gabriel River, and the common line of said 69.19 acre tract and said 24.74 acre tract, the following five (5) courses and distances numbered 4-8:

- 4) **South 68°26'00" East**, a distance of **54.38 feet** to a calculated point,

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 7
March 28, 2025
Parcel No.: 56

- 5) **South 50°09'01" East**, a distance of **48.58 feet** to a calculated point,
- 6) **North 73°59'27" East**, a distance of **253.58 feet** to a calculated point,
- 7) **North 70°50'22' East**, a distance of **44.44 feet** to a calculated point, and
- 8) **North 53°11'14" East**, a distance of **46.85 feet** to a calculated point, for the northwest corner of a called 58.581 acre tract of land, described in a deed to Edgar Vega and Altagracia Vega, recorded in Document No. 2014084619. O.P.R.W.C.TX., the northeast corner of said 69.19 acre tract and of the parcel described herein;

THENCE, departing the approximate centerline of the San Gabriel River, with the common line of said 69.19 acre tract and said 58.581 acre tract, the following two (2) courses and distances numbered 9-10:

- 9) **South 12°42'24" East**, a distance of **122.96 feet** to a 60d nail with shiner found, and
- 10) **South 21°27'39" East**, a distance of **1,441.43 feet** to a calculated point, for the northeast corner of said 46.13 acre tract, same being the southeast corner of said 69.19 acre tract and of the parcel described herein;

(THIS SPACE INTENTIONALLY LEFT BLANK)

NAVESINK RIVER LLC
CALLED 46.13 AC.
DOC. NO. 2021055107
O. P. R. W. C. TX.

P. O. C.
1/2"
364+72.43
1,652.33' LT

RANDALL E. PIPHO AND
PRISCILLA PIPHO
TRACT ONE
CALLED 5.98 AC.
DOC. NO. 2018065373
O. P. R. W. C. TX.

SAMUEL KEYBURN AND
HAHN KEYBURN
CALLED 69.19 AC.
RECORDED APRIL 14, 2021
DOC. NO. 2021055044
O. P. R. W. C. TX.

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

M80°09'50"E
1,473.26'

**
P. O. B.
361+75.13
210.00' LT
N=10,204,232.76
E=3,182,829.33

**
362+70.44
210.00' LT

N21°32'04"W 1,273.47'

PROPOSED R. O. W.

CENTERLINE OF
PERMANENT EASEMENT
DOC. NO. 2019083346
O. P. R. W. C. TX.
(NOT INCLUDED IN TITLE
COMMITMENT BUT LISTED UNDER
TITLE COMMITMENT FOR ADJOINING
PROPERTY

56

(13.52 AC.)

S80°09'50"W 390.49'
(S80°09'46"W 1863.59')

PT 362+70.44

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

N21°32'04"W 1,273.47'

365+00

370+00

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°23'14"	14,310.00'	96.73'	96.73'	N21°43'41"W

(S21°27'21"E 1441.29')

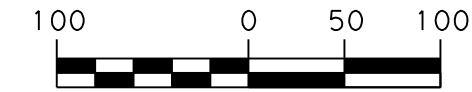
S21°27'39"E 1,441.43'

EDGAR VEGA & ALTAGRACIA VEGA
CALLED 58.581 ACRES
DOC. NO. 2014084619
O. P. R. W. C. TX.

PAGE 4 OF 7
REF. FIELD NOTE NO. 51192

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_56\Parcel_56.dgn

EXISTING	69.19 AC.	ACQUIRE	13.52 AC.	REMAINING	55.67 AC. LEFT
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GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEYBURN
PARCEL 56
13.52 AC. (589,040 SQ. FT.)

MATCH LINE PAGE 5 OF 7

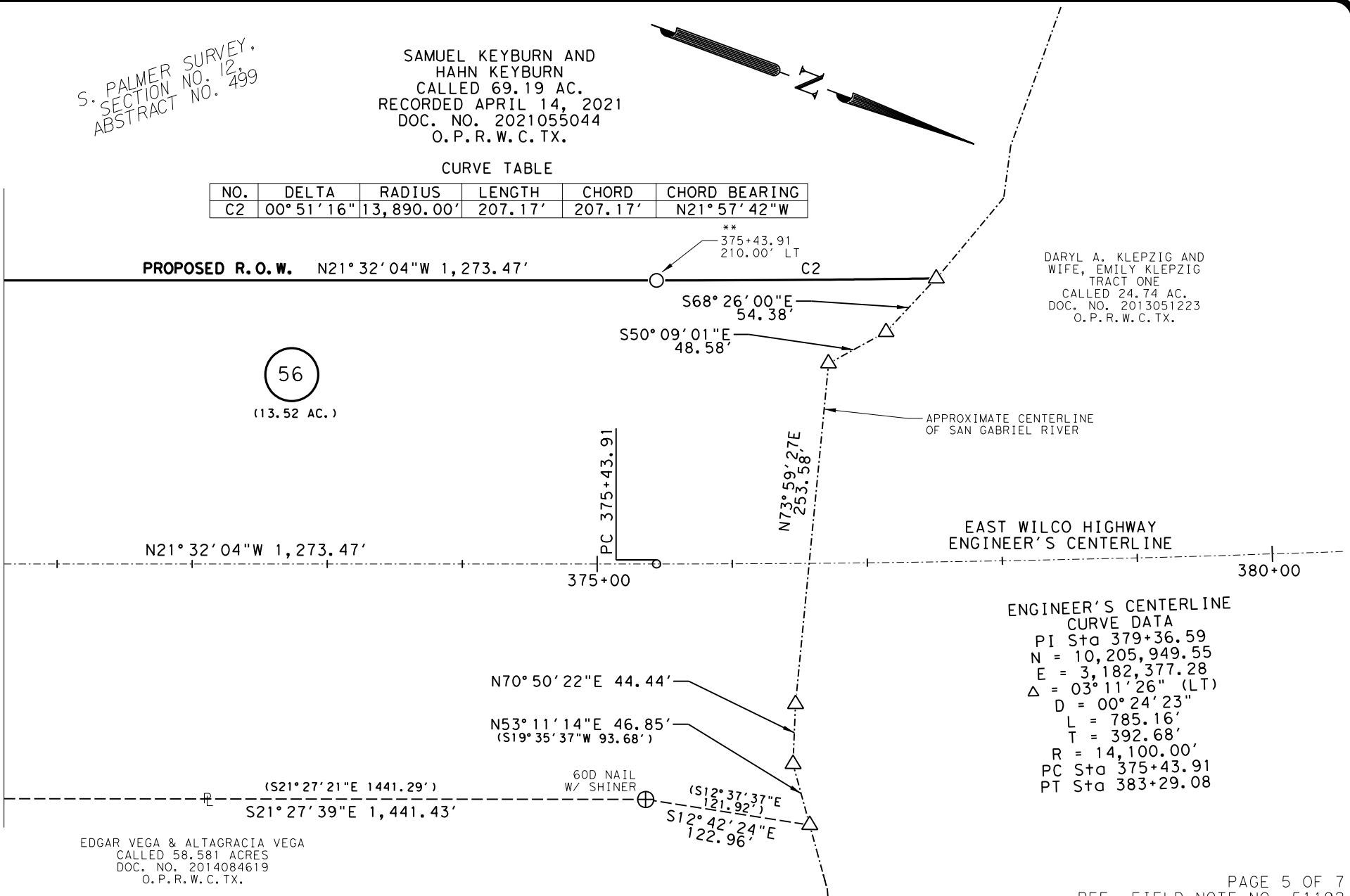
S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

SAMUEL KEYBURN AND
HAHN KEYBURN
CALLED 69.19 AC.
RECORDED APRIL 14, 2021
DOC. NO. 2021055044
O. P. R. W. C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	00° 51' 16"	13,890.00'	207.17'	207.17'	N21° 57' 42"W

MATCH LINE PAGE 4 OF 7

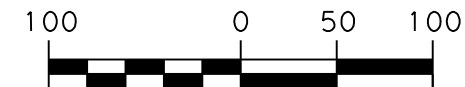


DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
TRACT ONE
CALLED 24.74 AC.
DOC. NO. 2013051223
O. P. R. W. C. TX.

PAGE 5 OF 7
REF. FIELD NOTE NO. 51192

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_56\Parcel_56 _2.dgn

EXISTING	69.19 AC.	ACQUIRE	13.52 AC.	REMAINING	55.67 AC. LEFT
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GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEYBURN
PARCEL 56
13.52 AC. (589,040 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2503461, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 23, 2025, AND ISSUED DATE JANUARY 31, 2025.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

A. EASEMENT DATED JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

B. EASEMENT DATED AUGUST 5, 1937, EXECUTED BY W. H. PERCY AND JESSIE D. PERCY TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 582, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

C. EASEMENT DATED FEBRUARY 25, 1946, EXECUTED BY W. H. PERCY TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 335, PAGE 252, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

D. EASEMENT DATED MARCH 22, 1946, EXECUTED BY W. H. PERCY TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 337, PAGE 9, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

E. EASEMENT DATED MARCH 3, 1966, EXECUTED BY MRS. W. H. PERCY TO SOUTHWESTERN STATES TELEPHONE COMPANY, RECORDED IN VOLUME 486, PAGE 32, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED, MAY AFFECT)

F. RIGHT OF WAY EASEMENT DATED DECEMBER 18, 1974, EXECUTED BY JESSIE B. PERCY TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 601, PAGE 120, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

G. MINERAL RESERVATION AS SHOWN IN DEED FROM ROSS R. COLE AND JOSEPHINE COLE TO STEVE RANDALL AND RITA RANDALL, DATED AUGUST 5, 1996 AND RECORDED UNDER DOCUMENT NO. 9641778, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED. (SUBJECT TO, IF APPLICABLE)

H. EASEMENT DATED FEBRUARY 12, 2016, TO BE EFFECTIVE FEBRUARY 14, 2016, EXECUTED BY STEVE RANDALL AND RITA RANDALL TO JAMES MATULA AND DEBORAH MATULA, RECORDED UNDER DOCUMENT NO. 2016013155, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, THEREFORE IS NOT SHOWN ON THE PLAT)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

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

L. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

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

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_56\Parcel_56.dgn

EXISTING	69.19 AC.	ACQUIRE	13.52 AC.	REMAINING	55.67 AC. LEFT
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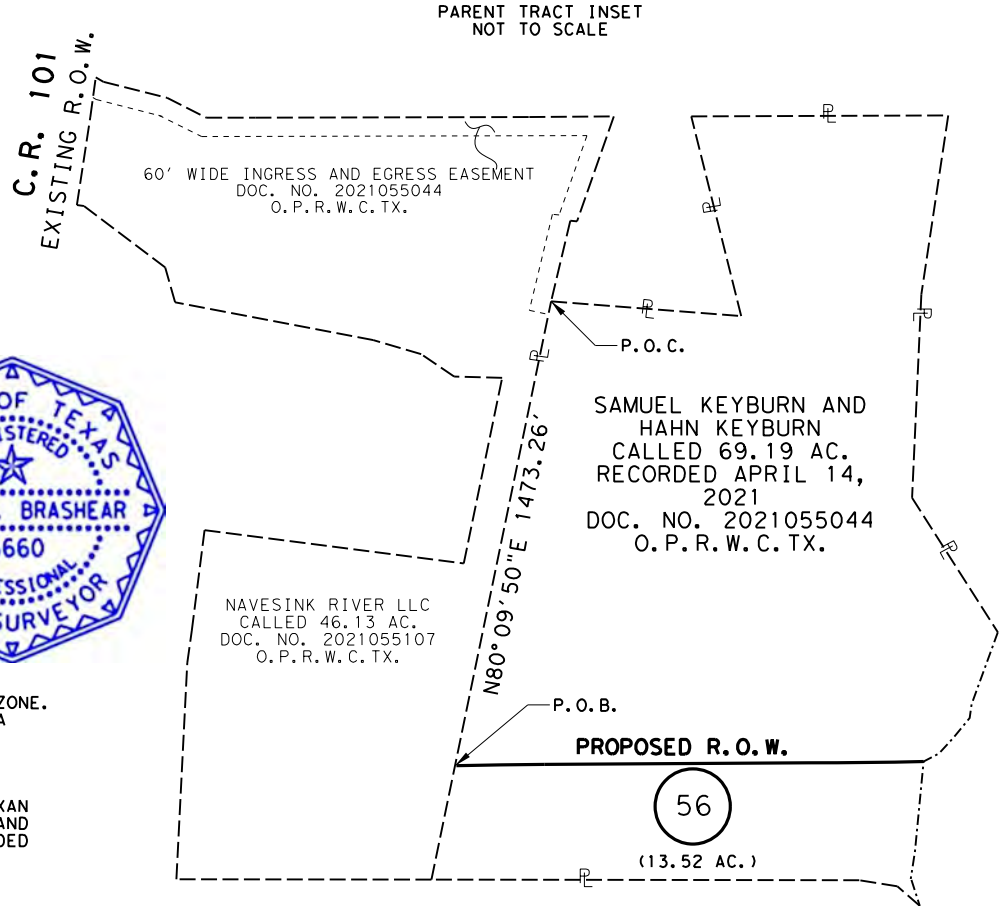
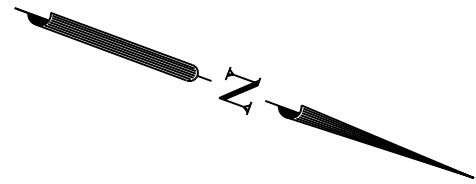


4801 Southwest Parkway
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEBURN
PARCEL 56
13.52 AC. (589,040 SQ. FT.)

LEGEND

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



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2503461, EFFECTIVE DATE JANUARY 23, 2025, AND ISSUED DATE JANUARY 31, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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.

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_56\Parcel_56.dgn

EXISTING	69.19 AC.	ACQUIRE	13.52 AC.	REMAINING	55.67 AC.	LEFT
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Scott C. Brashear

3/28/25

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

DATE



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEYBURN
PARCEL 56
13.52 AC. (589,040 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 6
April 11, 2025
Parcel No.: 82 Part 1

PROPERTY DESCRIPTION FOR PARCEL 82 PART 1

DESCRIPTION OF A 2.070 ACRE (90,170 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 30.842 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DON FRAZIER AND JILL FRAZIER CO-TRUSTEES OF THE FRAZIER MANAGEMENT TRUST, RECORDED OCTOBER 29, 2021 IN DOCUMENT NO. 2021165423, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING FURTHER DESCRIBED IN DOCUMENT NO. 2015040347, O.P.R.W.C.TX.; SAID 2.070 ACRE (90,170 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 1,053.70 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 251+26.57 on the existing north right-of-way line of County Road 368 (C.R. 368), a variable width right-of-way, no record information found, for the common corner of the remainder of a called 12.794 acre tract of land, described in a deed to Terry Gibich and Phyllis B. Gibich, recorded in Document No. 2005061151, O.P.R.W.C.TX., and said remainder of a called 30.842 acre tract;

THENCE, South 66°31'20" West, with the existing north right-of-way line of said C.R. 368, a distance of 850.23 feet to a calculated point, for the common corner of a remainder of a called 10.00 acre tract of land, described in a deed to Michael T. Marx, recorded in Document No. 2007056988, O.P.R.W.C.TX., and said remainder of a called 30.842 acre tract;

THENCE, departing the existing north right-of-way line of said C.R. 368, with the common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, the following two (2) courses and distances:

North 22°49'47" West, a distance of 725.90 feet to a calculated point, being the northeast corner of said remainder of a called 10.00 acre tract, same being an interior corner of said remainder of a called 30.842 acre tract, and

South 66°27'19" West, a distance of 186.31 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 254.49 feet right of East Wilco Highway E.C.S. 258+33.97 (Surface Coordinates: N= 10,194,842.47, E= 3,187,181.74) on the proposed east right-of-way line of East Wilco Highway, for the most southerly southeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 66°27'19" West**, departing the proposed east right-of-way line of said East Wilco Highway, continuing with the common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of **121.19 feet** to a calculated point on the existing east right-of-way line of County Road 101 (C.R. 101), a variable width right-of-way, as described in a deed to Williamson County, Texas, recorded in Document No. 2017063984, O.P.R.W.C.TX., for the southwest corner of the parcel described herein;

THENCE, departing the common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, with the existing east right-of-way line of said C.R. 101, the following four (4) courses and distances numbered 2-5:

2) **North 03°55'08" West**, a distance of **190.75 feet** to an iron rod found with an aluminum cap stamped "Wilco ROW", said point being the beginning of a curve to the left,

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 6
April 11, 2025
Parcel No.: 82 Part 1

- 3) With said curve to the left, an arc distance of 378.95 feet, through a central angle of 16°44'25", having a radius of 1,297.00 feet, and a chord that bears North 12°17'16" West, a distance of 377.60 feet to an iron rod found with an aluminum cap stamped "Wilco ROW",
- 4) **North 20°41'39" West**, a distance of **167.73 feet** to an iron rod found with an aluminum cap stamped "Wilco ROW", for the most northerly northwest corner of said remainder of a called 30.842 acre tract and of the parcel described herein, and
- 5) **North 23°50'27" East**, a distance of **135.41 feet** to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 354.36 feet right of East Wilco Highway E.C.S. 266+50.02 on the existing south right-of-way line of Chandler Road, a variable width right-of-way, as described in a deed to Williamson County, Texas, recorded in Document No. 2011075347, O.P.R.W.C.TX., for the most northerly northwest corner of said remainder of a called 30.842 acre tract and the north corner of the parcel described herein;

THENCE, departing the existing south right-of-way line of said Chandler Road, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 30.842 acre tract, the following two (2) courses and distances numbered 6-7:

- 6) **South 21°39'20" East**, passing at a distance of 21.03 feet the northeast line of a waterline easement granted to Jonah Water Special Utility District, recorded in Document No. 2019052231, O.P.R.W.C.TX., and continuing for a total distance of 625.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 353.95 feet right of East Wilco Highway E.C.S. 260+20.16, said point being the beginning of a curve to the left, and

THIS SPACE IS INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 3 of 6
April 11, 2025
Parcel No.: 82 Part 1

- 7) With said curve to the left, an arc distance of 211.29 feet, through a central angle of 08°38'05", having a radius of 1,402.00 feet, and a chord that bears South 05°57'20" West, a distance of 211.09 feet to the **POINT OF BEGINNING**, and containing 2.070 acres (90,170 sq. ft.) of land.

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

Bearing Basis:

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

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Scott C. Brashear 4/11/2025

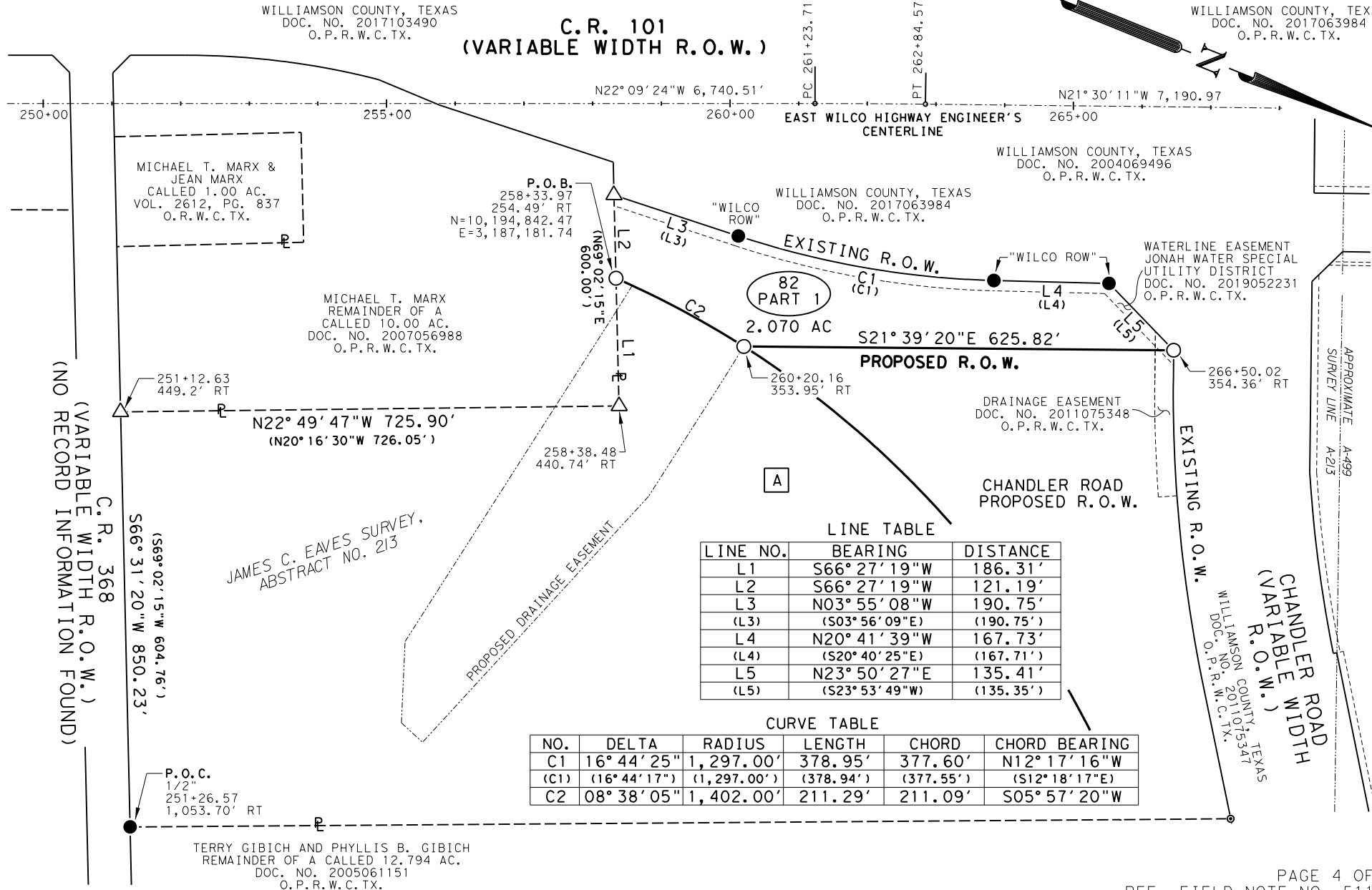
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



WILLIAMSON COUNTY, TEXAS
DOC. NO. 2017103490
O. P. R. W. C. TX.

**C. R. 101
(VARIABLE WIDTH R. O. W.)**

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2017063984
O. P. R. W. C. TX.



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S66° 27' 19" W	186.31'
L2	S66° 27' 19" W	121.19'
L3	N03° 55' 08" W	190.75'
(L3)	(S03° 56' 09" E)	(190.75')
L4	N20° 41' 39" W	167.73'
(L4)	(S20° 40' 25" E)	(167.71')
L5	N23° 50' 27" E	135.41'
(L5)	(S23° 53' 49" W)	(135.35')

CURVE TABLE

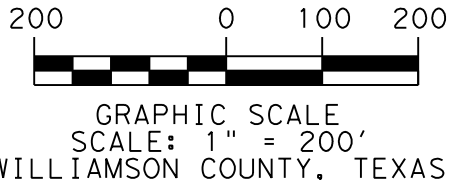
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	16° 44' 25"	1,297.00'	378.95'	377.60'	N12° 17' 16" W
(C1)	(16° 44' 17")	(1,297.00')	(378.94')	(377.55')	(S12° 18' 17" E)
C2	08° 38' 05"	1,402.00'	211.29'	211.09'	S05° 57' 20" W

(NO RECORD INFORMATION FOUND)
 C.R. 368
 (VARIABLE WIDTH R.O.W.)

JAMES C. EAVES SURVEY.
ABSTRACT NO. 213

TERRY GIBICH AND PHYLLIS B. GIBICH
REMAINDER OF A CALLED 12.794 AC.
DOC. NO. 2005061151
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 262+04.15
N = 10,195,089.33
E = 3,186,806.44
Δ = 00° 39' 13" (RT)
D = 00° 24' 23"
L = 160.86'
T = 80.43'
R = 14,100.00
PC Sta 261+23.71
PT Sta 262+84.57



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_82_Part1\00\Parcel_82_Part1.dgn

EXISTING	*25.497 AC.	ACQUIRE	2.070 AC.	REMAINING	23.427 AC.	RIGHT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
PARCEL 82 PART 1
2.070 AC. (90,170 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2403127, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. RIGHT OF WAY EASEMENT DATED JULY 13, 1972, EXECUTED BY MRS. J. W. PARKS TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 563, PAGE 698, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

B. EASEMENT AND RIGHT OF WAY DATED OCTOBER 10TH AND OCTOBER 16TH, 1978, EXECUTED BY FRED R. PARKS, JR. AND MARTHA J. PARKS ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 747, PAGE 142, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL)

C. RIGHT OF WAY EASEMENT DATED MAY 15, 1996, EXECUTED BY FRED PARKS ESTATE ET AL TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9652478, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT. EASEMENT CALLS TO ADJOIN ORIGINAL CR 101)

D. WATERLINE EASEMENT DATED APRIL 25, 2019, EXECUTED BY DON P. FRAZIER AND JILL D. FRAZIER TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019052231, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

E. DRAINAGE EASEMENT DATED OCTOBER 26, 2011, EXECUTED BY DONHAM P. FRAZIER AND FRAZIER FAMILY INVESTMENTS, LTD. TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2011075348, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (SUBJECT TO, IF APPLICABLE)

G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

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

J. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

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

A

DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
REMAINDER OF A CALLED 30.842 AC.
RECORDED OCTOBER 29, 2021
DOC. NO. 2021165423
O. P. R. W. C. TX.

FURTHER DESCRIBED IN
DOC. NO. 2015040347
O. P. R. W. C. TX.

PAGE 5 OF 6
REF. FIELD NOTE NO. 51127

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_82_Part1\00\Parcel_82_Part1.dgn

EXISTING	*25.497 AC.	ACQUIRE	2.070 AC.	REMAINING	23.427 AC.	RIGHT
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4801 Southwest Parkway
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Texas Firm Registration No. 10064300

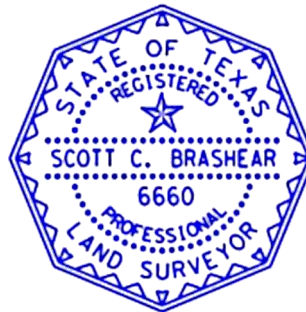
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
PARCEL 82 PART 1
2.070 AC. (90,170 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- ◇ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N. T. S. NOT TO SCALE
- O. P. R. W. C. TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- D. R. W. C. TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P. R. W. C. TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R. P. R. W. C. TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- ===== PARCEL LIMITS
- DRAINAGE EASEMENT LIMITS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403127, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC. A TOTAL OF 12.564 ACRES OUT OF THE ORIGINAL CALLED 30.842 ACRE TRACT HAVE BEEN DEEDED TO WILLIAMSON COUNTY.



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.

PAGE 6 OF 6
REF. FIELD NOTE NO. 51127

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_82_Part1\00\Parcel_82_Part1.dgn

EXISTING	*25.497 AC.	ACQUIRE	2.070 AC.	REMAINING	23.427 AC.	RIGHT
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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
PARCEL 82 PART 1
2.070 AC. (90,170 SQ. FT.)

Scott C. Brashear

4/11/2025

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

DATE

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 5
May 23, 2025
Parcel No.: 85

PROPERTY DESCRIPTION FOR PARCEL 85

DESCRIPTION OF A 0.7584 ACRE (33,036 SQ. FT.) PARCEL OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND WIFE, LINDA ROZNOVAK, RECORDED SEPTEMBER 27, 2006, IN DOCUMENT NO. 2006083935, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.7584 ACRE (33,036 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 277+25.90 on the proposed east right-of-way line of East Wilco Highway, for a future exterior corner of the remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 255.45 feet right of East Wilco Highway E.C.S. 276+61.72, bears with a curve to the left, an arc distance of 69.06 feet, through a central angle of 04°01'46", having a radius of 982.00 feet, and a chord that bears South 43°08'07" East, a distance of 69.05 feet;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 50 acre tract, a distance of 76.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N= 10,196,660.94, E= 3,186,434.48) set 230.00 feet right of East Wilco Highway E.C.S. 278+02.72 on the north line of said remainder of a called 50 acre tract and the south line of said 30.00 acre tract, for the southeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 68°29'57" West**, departing the proposed east right-of-way line of said East Wilco Highway, with the north line of said remainder of a called 50 acre tract and the south line of said 30.00 acre tract, passing at a distance of 18.15 feet a 1/2-inch iron rod with an aluminum cap found on the existing east right-of-way line of County Road (C.R.) 101, a variable width right-of-way, as described in a deed to Williamson County, recorded in Document No. 2017024803, O.P.R.W.C.TX., corrected in an affidavit, recorded in Document No. 2017045935, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 50 acre tract, and continuing with the south line of said 30.00 acre tract for a total distance 58.07 feet to a 5/8-inch iron pipe found, for the southwest corner of said 30.00 acre tract and of the parcel described herein;

2) **THENCE, North 21°26'19" West**, with the existing east right-of-way line of said C.R. 101 and the west line of said 30.00 acre tract, a distance of **572.05 feet** to a calculated point, for the southwest corner of a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement, dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), same being the northwest corner of said 30.00 acre tract and of the parcel described herein, from which a 1/2-inch iron rod found bears North 42°54'02" West, a distance of 4.26 feet;

3) **THENCE, North 68°29'57" East**, departing the existing east right-of-way line of said C.R. 101, with the south line of said remainder of a called 71.00 acre tract and the north line of said 30.00 acre tract, a distance of **57.43 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 283+74.77 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 5
May 23, 2025
Parcel No.: 85

4) **THENCE, South 21°30'11" East**, departing the south line of said remainder of a called 71.00 acre tract and the north line of said 30.00 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, a distance of **572.05 feet** to the **POINT OF BEGINNING**, and containing 0.7584 acres (33,036 sq. ft.) of land.

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

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

Bearing Basis:

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

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 5/23/2025

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

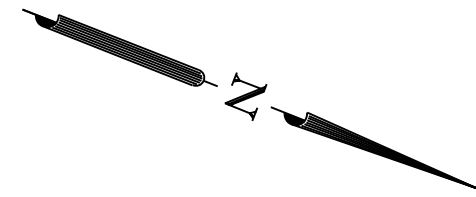
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



SILAS PALMER SURVEY.
SECTION NO. 12.
ABSTRACT NO. 499

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 01' 46"	982.00'	69.06'	69.05'	S43° 08' 07"E



N21° 30' 11"W 7,190.97

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

280+00

285+00

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21° 30' 11"W	76.82'
L2	S68° 29' 57"W	58.07'

C. R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

EXISTING R.O.W.

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2017024803
O. P. R. W. C. TX.

CORRECTION AFFIDAVIT
DOC. NO. 2017045935
O. P. R. W. C. TX.

SEE
DETAIL "A"

N21° 26' 19"W 572.05'

EXISTING R.O.W.

(N19° 00' W 572.07')

39.92'

85 (0.7584 AC.)

N68° 29' 57"E 57.43'

5/8"

L2

1/2" W/ALUM CAP

18.15'

S21° 30' 11"E 572.05'

PROPOSED R.O.W.

283+74.77
230.00' RT

P.O.C.
277+25.90
230.00' RT

P.O.B.
278+02.72
230.00' RT
N=10,196,660.94
E=3,186,434.48

P.O.R.
276+61.72
255.45' RT

APPROXIMATE LOCATION OF CENTERLINE
20' WIDE EASEMENT
TEXAS POWER & LIGHT COMPANY
VOL. 1369, PG. 163
O. R. W. C. TX.

JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
DOC. NO. 2024046146
O. P. R. W. C. TX.

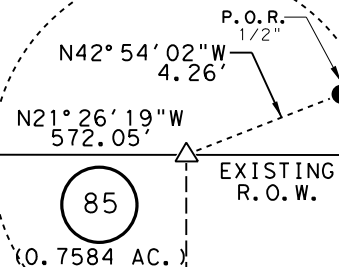
FURTHER DESCRIBED IN
VOL. 352, PG. 98
D. R. W. C. TX.

(S70° 57' 10" W 2285.84')

DIRT ROAD

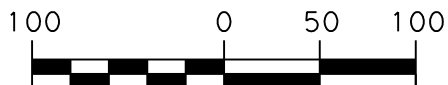
CHARLOTTE LYN DAVIS
REMAINDER OF A
CALLED 50 AC.
FIRST TRACT
DOC. NO. 2000014961
O. P. R. W. C. TX.

JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
RECORDED SEPTEMBER 27, 2006
DOC. NO. 2006083935
O. P. R. W. C. TX.



DETAIL "A"
NOT TO SCALE

(N70° 57' 01" E 2282.83')



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

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_85\Parcel 85.dgn

EXISTING	30.00 AC.	ACQUIRE	0.7584 AC.	REMAINING	29.2416 AC. RT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
PARCEL 85
0.7584 AC. (33,036 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2403129, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. EASEMENT DATED JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

C. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

D. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (SUBJECT TO, IF APPLICABLE)

E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, EXECUTED BY JERRY E. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, PAGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS PARCEL AS SHOWN ON PLAT)

G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

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

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

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

PAGE 4 OF 5
REF. FIELD NOTE NO. 51257

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_85\Parcel 85.dgn

EXISTING	30.00 AC.	ACQUIRE	0.7584 AC.	REMAINING	29.2416 AC.	RT
----------	-----------	---------	------------	-----------	-------------	----



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
PARCEL 85
0.7584 AC. (33,036 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403129, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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

5/23/2025

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

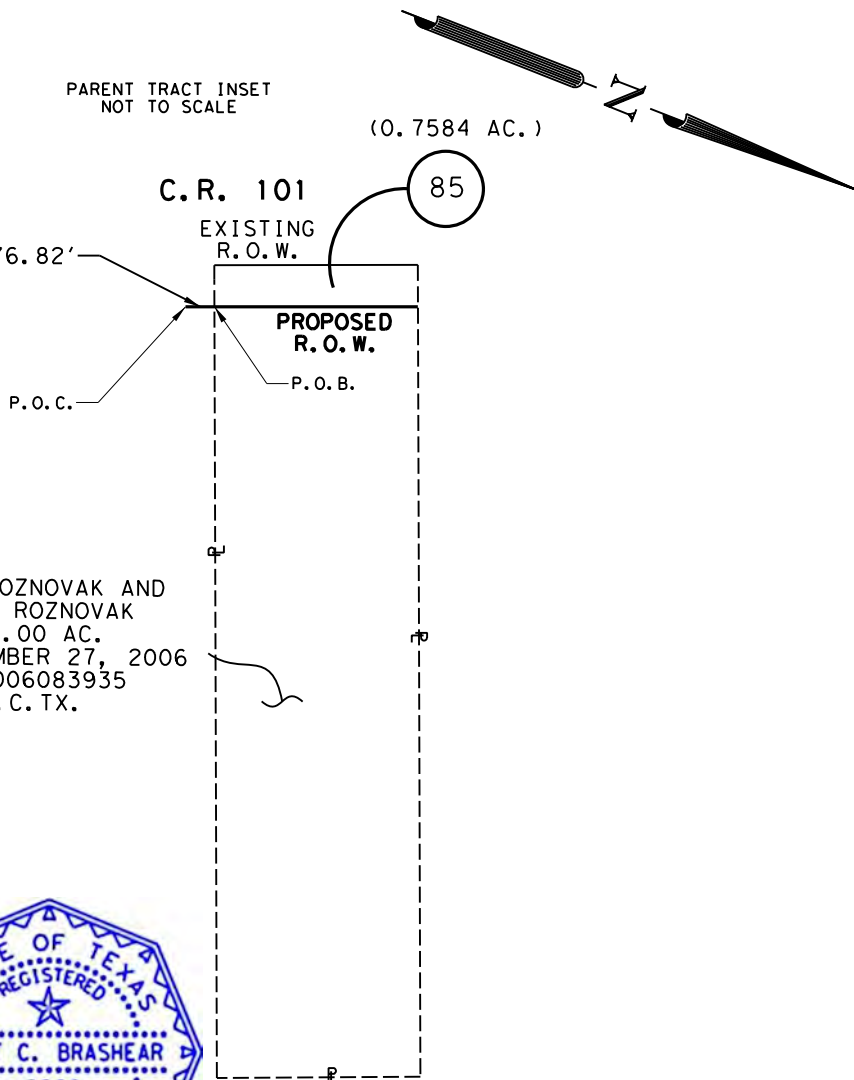
DATE



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
PARCEL 85
0.7584 AC. (33,036 SQ. FT.)

JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
RECORDED SEPTEMBER 27, 2006
DOC. NO. 2006083935
O.P.R.W.C.TX.



EXISTING	30.00 AC.	ACQUIRE	0.7584 AC.	REMAINING	29.2416 AC.	RT
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EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 8
May 23, 2025
Parcel No.: 86A

PROPERTY DESCRIPTION FOR PARCEL 86A

DESCRIPTION OF A 0.2912 ACRE (12,686 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.007 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRANDON KEITH ROZNOVAK AND ABBY MARIE ROZNOVAK, RECORDED MARCH 1, 2021, IN DOCUMENT NO. 2021027533, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.2912 ACRE (12,686 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with a plastic cap stamped "M. MEADOR RPLS 1966" found 176.13 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 309+06.07 on the existing east right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the northwest corner of the remainder of a called 90.23 acre tract of land described as Tract 1 in a deed to Karole D. Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX., same being the southwest corner of a called 10.33 acre tract of land, described in said deed to Karole Gay Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX.;

THENCE, South 21°29'21" East, with the existing east right-of-way line of said County Road 101, a distance of 280.46 feet to a 2-inch iron pipe found 176.06 feet right of East Wilco Highway E.C.S. 306+25.61 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of said remainder of a called 90.23 acre tract, same being the northwest corner of a called 50 acre tract, described as Second Tract in a deed to Charlotte Lyn Walker, recorded in Document No. 2000014961, O.P.R.W.C.TX.;

THENCE, North 68°30'39" East, departing the existing east right-of-way line of said County Road 101, with the proposed east right-of-way line of said East Wilco Highway and common line of said remainder of a called 90.23 acre tract and said 50 acre tract, a distance of 33.94 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway E.C.S. 306+25.60;

THENCE, departing the common line of said remainder of a called 90.23 acre tract and said 50 acre tract, with the proposed east right-of-way line of said East Wilco Highway, the following two (2) courses and distances:

South 21°30'11" East, passing at a distance of 938.90 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway E.C.S. 296+86.70 on the common line of said 50 acre tract and a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of The Roznovak Family Revocable Trust Agreement Dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and continuing for a total distance of 1,635.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet right of East Wilco Highway E.C.S. 289+90.32, and

South 23°24'42" East, a distance of 10.79 feet to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N= 10,197,748.66, E= 3,185,984.84) set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54 on the north line of said 5.007 acre tract and a south line of said remainder of a called 71.00 acre tract, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 8
May 23, 2025
Parcel No.: 86A

- 1) **THENCE, South 23°24'42" East**, departing the northerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said 5.007 acre tract, a distance of **300.21 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49 on the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the southeast corner of the parcel described herein;
- 2) **THENCE, South 68°33'41" West**, departing the proposed east right-of-way line of said East Wilco Highway, with the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **47.45 feet**, to a calculated point on the existing east right-of-way line of said County Road 101, for the southwest corner of said 5.007 acre tract and the parcel described herein, from which an iron rod with a plastic cap stamped "KONTUR TECH" found bears South 68°33'41" West a distance of 1.00 foot;
- 3) **THENCE, North 21°26'19" West**, departing the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, with the existing east right-of-way line of said County Road 101, a distance of **300.04 feet**, to a calculated point for an exterior corner of said remainder of a called 71.00 acre tract, same being the northwest corner of said 5.007 acre tract and the parcel described herein, from which a 5/8-inch iron rod bears South 65°27'56" West a distance of 0.69 feet;

THIS SPACE IS INTENTIONALLY LEFT BLANK

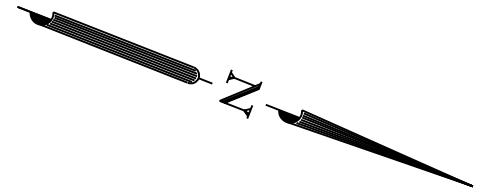
EAST WILCO HIGHWAY ENGINEER'S CENTERLINE
 N21° 30' 11" W 7,190.97'

295+00

300+00

SILAS PALMER SURVEY,
 SECTION NO. 12,
 ABSTRACT NO. 499

**C.R. 101
 VARIABLE WIDTH R.O.W.
 (NO RECORD INFORMATION FOUND)**



EXISTING R.O.W.

PROPOSED R.O.W.

696.38'

296+86.70
 210.00' RT

938.90'

S21° 30' 11" E 1,635.28'

306+25.61
 176.06' RT

S21° 29' 21" E 280.46'
 (S19° E 310.4')

N68° 30' 39" E
 33.94'

306+25.60
 210.00' RT

P.O.C.
 W/ PLASTIC CAP "M."
 MEADOR RPLS 1966"
 309+06.07
 176.13' RT

KAROLE GAY ENO
 CALLED 10.33 AC.
 VOL. 1170, PG. 597
 O.R.W.C.TX.

MATCH LINE PAGE 5 OF 8

JERRY WAYNE ROZNOVAK AND
 LINDA KAY ROZNOVAK AS CO-
 TRUSTEES OF THE ROZNOVAK
 FAMILY REVOCALBE TRUST
 AGREEMENT
 DATED JUNE 5, 2024
 REMAINDER OF A CALLED
 71.00 AC.
 DOC. NO. 2024046146
 O.P.R.W.C.TX.

CHARLOTTE LYN WALKER
 CALLED 50 AC.
 SECOND TRACT
 DOC. NO. 2000014961
 O.P.R.W.C.TX.

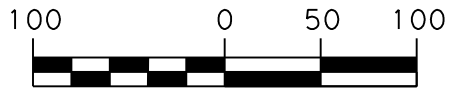
KAROLE D. ENO
 TRACT 1
 REMAINDER OF A
 CALLED 90.23 AC.
 DOC. NO. 2024031436
 O.P.R.W.C.TX.

FURTHER DESCRIBED IN
 VOL. 352, PG. 98
 D.R.W.C.TX.

PAGE 4 OF 8

REF. FIELD NOTE NO. 51236

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A.dgn



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

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT
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4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 BRANDON KEITH ROZNOVAK AND
 ABBY MARIE ROZNOVAK
 PARCEL 86A
 0.2912 AC. (12,686 SQ. FT.)

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE

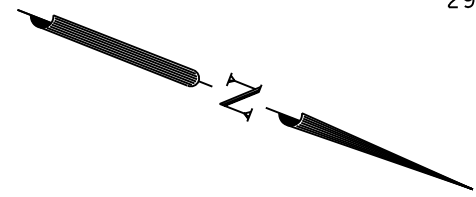
N21° 30' 11" W 7,190.97'

290+00

295+00

SILAS PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

**C. R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)**



SEE
DETAIL "B"

(N21° 23' 18" W 300.00')
N21° 26' 19" W 300.04'

SEE
DETAIL "A"

EXISTING R.O.W.

W/ PLASTIC CAP
"KONTUR TECH"

PROPOSED R.O.W.

S23° 24' 42" E 300.21'

**
289+90.32
210.00' RT

696.38'

**
286+79.49
220.36' RT

DIRT DRIVEWAY

86A

(0.2912 AC)

S21° 30' 11" E 1,635.28'

P.O.B.
**
289+79.54
210.36' RT
N=10,197,748.66
E=3,185,984.84

JERRY WAYNE ROZNOVAK AND LINDA
KAY ROZNOVAK AS CO-TRUSTEES OF
THE ROZNOVAK FAMILY REVOCALBE
TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
DOC. NO. 2024046146
O.P.R.W.C. TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D.R.W.C. TX.

JERRY WAYNE ROZNOVAK AND
LINDA KAY ROZNOVAK AS CO-
TRUSTEES OF THE ROZNOVAK
FAMILY REVOCALBE TRUST
AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED
71.00 AC.
DOC. NO. 2024046146
O.P.R.W.C. TX.

BRANDON KEITH ROZNOVAK
AND
ABBY MARIE ROZNOVAK
CALLED 5.007 ACRES
RECORDED MARCH 1, 2021
DOC. NO. 2021027533
O.P.R.W.C. TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D.R.W.C. TX.

MATCH LINE PAGE 4 OF 8

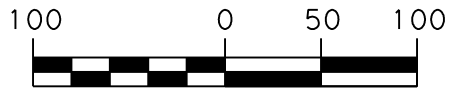
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68° 33' 41" W	47.45'
L2	N68° 33' 41" E	37.11'

PAGE 5 OF 8
REF. FIELD NOTE NO. 51236

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A_2.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT
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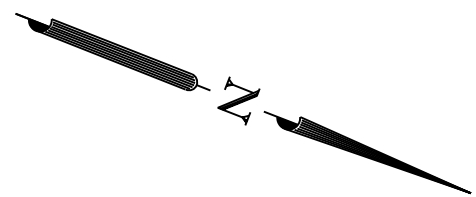


GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
PARCEL 86A
0.2912 AC. (12,686 SQ. FT.)



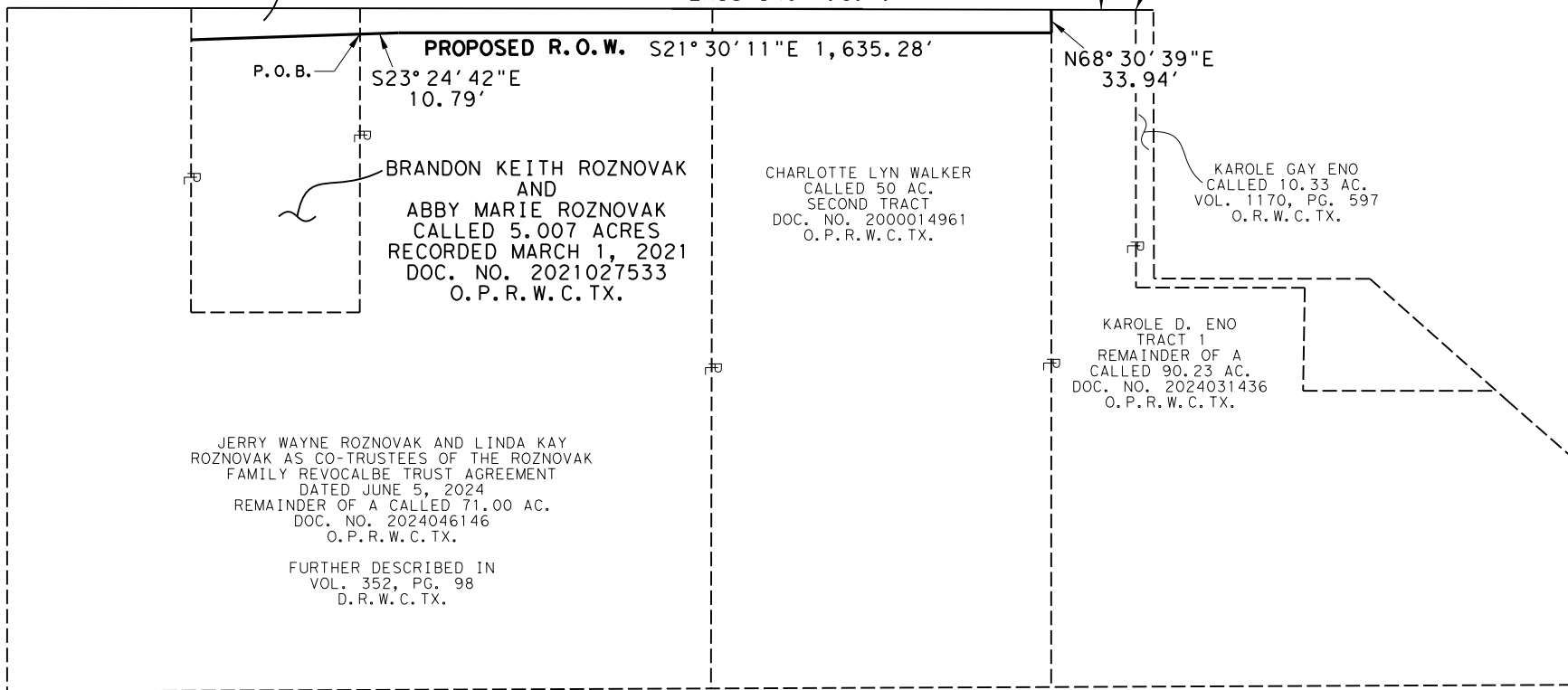
PARENT TRACT INSET
NOT TO SCALE

86A (0.2912 AC)

C. R. 101

S21° 29' 21" E
280.46' P.O.C.

EXISTING R.O.W.



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A_2.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT
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SAMTM
 4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300


RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 BRANDON KEITH ROZNOVAK AND
 ABBY MARIE ROZNOVAK
 PARCEL 86A
 0.2912 AC. (12,686 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2503455, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 21, 2025, AND ISSUED DATE JANUARY 29, 2025.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)
 - A. EASEMENT DATED JUNE 28, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
 - B. EASEMENT DATED FEBRUARY 6, 1941, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
 - C. COAL, LIGNITE, OIL, GAS OR OTHER MINERAL INTEREST(S), TOGETHER WITH RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 23, 1942 AND RECORDED ON NOVEMBER 4, 1942 IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH DOCUMENT CONTAINS THE FOLLOWING LANGUAGE "TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AT ALL TIMES FOR THE PURPOSE OF EXPLORING, MINING, SAVING, MARKETING AND TAKING CARE OF SAID PRODUCTS". REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SUBJECT TO, IF APPLICABLE)
 - D. EASEMENT DATED JULY 23, 1962, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
 - E. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, TO TEXAS POWER & LIGHT, RECORDED IN VOLUME 1369, PAGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)
 - F. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
 - G. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN RESOLUTION RECORDED UNDER DOCUMENT NO. 2010079705, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT SURVEY RELATED)
 - H. OSSF ROUTINE MAINTENANCE AFFIDAVIT RECORDED UNDER DOCUMENT NO. 2022063512, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)
 - I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)
 - J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)
 - K. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT
			4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF BRANDON KEITH ROZNOVAK AND ABBY MARIE ROZNOVAK PARCEL 86A 0.2912 AC. (12,686 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- ◇ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℓ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- ===== PARCEL LIMITS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2503455, EFFECTIVE DATE JANUARY 21, 2025, AND ISSUED DATE JANUARY 29, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

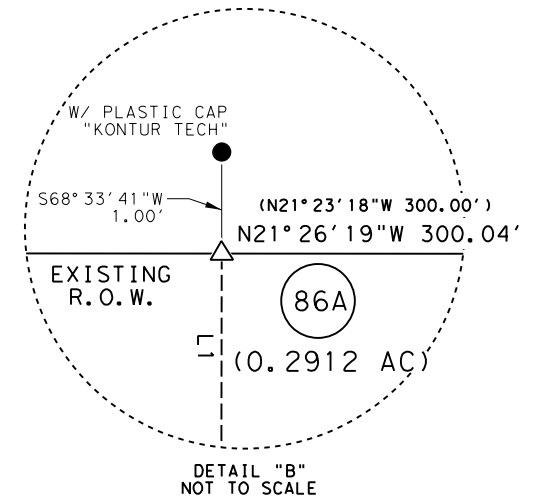
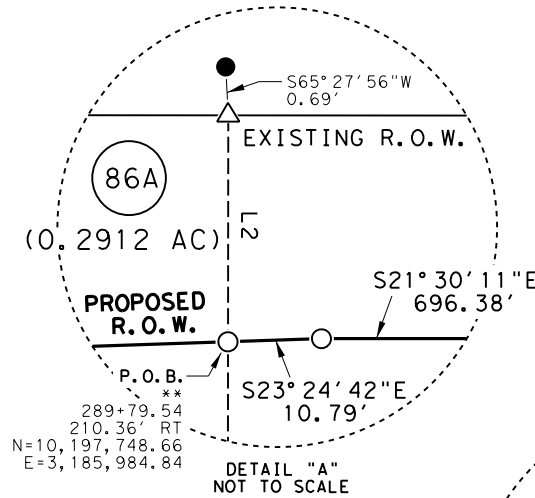
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

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

5/23/2025

DATE



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68° 33' 41" W	47.45'
L2	N68° 33' 41" E	37.11'

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A_2.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC.	LEFT
----------	-----------	---------	------------	-----------	------------	------



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
PARCEL 86A
0.2912 AC. (12,686 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 9
May 30, 2025
Parcel No.: 86 Part 1 and 2

PROPERTY DESCRIPTION FOR PARCEL 86 PART 1 AND 2

DESCRIPTION OF TWO PARCELS OF LAND TOTALING 0.9589 ACRES (41,767 SQ. FT.) OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 71.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024, RECORDED JUNE 11, 2024 IN DOCUMENT NO. 2024046146, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED IN VOLUME 352, PAGE 98, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 0.9589 ACRE (41,767 SQ. FT.) PARCELS, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.3686 acres (16,055 sq. ft.)

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway E.C.S. 278+02.72, on the north line of a remainder of a called 50 acre tract called First Tract in a deed to Charlotte Lyn Davis in Document No. 2000014961, O.P.R.W.C.TX., the south line of a called 30.00 acre tract described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak in Document No. 2006083935, O.P.R.W.C.TX., and on the proposed east right-of-way line of East Wilco Highway, from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set bears South 21°30'11" East, a distance of 76.82 feet;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of East Wilco Highway, over and across said 30.00 acre tract, a distance of 572.05 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,197,193.18, E=3,186,224.79) set** 230.00 feet right of East Wilco Highway E.C.S. 283+74.77 on the south line of said remainder of a called 71.00 acre tract, for the southeast corner and the **POINT OF BEGINNING** of the parcel described herein;

- 1) **THENCE, South 68°29'57" West**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said 30.00 acre tract and said remainder of a called 71.00 acre tract, a distance of **57.43 feet** to a calculated point on the existing east right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the northwest corner of said 30.00 acre tract, same being the southwest corner of said remainder of a called 71.00 acre tract and the parcel described herein;
- 2) **THENCE, North 21°26'19" West**, departing the common line of said 30.00 acre tract and said remainder of a called 71.00 acre tract, with the existing east right-of-way line of C.R. 101, a distance of **304.77 feet** to a calculated point, for the southwest corner of a called 5.007 acre tract of land described in a deed to Brandon Keith Roznovak and Abby Marie Roznovak, recorded in Document No. 2021027533, O.P.R.W.C.TX., same being the northwest corner of the parcel described herein, from which an iron rod with a plastic cap stamped "KONTUR TECH" found bears South 68°33'41" West, a distance of 1.00 foot;
- 3) **THENCE, North 68°33'41" East**, departing the existing east right-of-way line of C.R. 101, with the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **47.45 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 9
May 30, 2025
Parcel No.: 86 Part 1 and 2

THENCE, departing the south line of said 5.007 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 4-5:

- 4) **South 23°24'42" East**, a distance of **289.49 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 283+90.16, and
- 5) **South 21°30'11" East**, a distance of **15.40 feet** to the **POINT OF BEGINNING**, and containing 0.3686 acres (16,055 sq. ft.) of land.

PART 2: 0.5903 acres (25,712 sq. ft.)

COMMENCING at an iron rod with a plastic cap stamped "M. MEADOR RPLS 1966" found 176.13 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 309+06.07 on the existing east right-of-way line of said C.R. 101, for the northwest corner of the remainder of a called 90.23 acre tract of land described as Tract 1 in a deed to Karole D. Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX., same being the southwest corner of a called 10.33 acre tract of land, described in said deed to Karole Gay Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX.;

THENCE, South 21°29'21" East, with the existing east right-of-way line of said C.R. 101, a distance of 280.46 feet to a 2-inch iron pipe found 176.06 feet right of East Wilco Highway E.C.S. 306+25.61 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of said remainder of a called 90.23 acre tract, same being the northwest corner of a called 50 acre tract, described as Second Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX.;

THENCE, North 68°30'39" East, departing the existing east right-of-way line of said County Road 101, with the proposed east right-of-way line of said East Wilco Highway and common line of said remainder of a called 90.23 acre tract and said 50 acre tract, a distance of 33.94 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway E.C.S. 306+25.60;

THENCE, South 21°30'11" East, departing the north line of said remainder of a called 90.23 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across and said 50 acre tract, a distance of 938.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,406.47, E=3,185,725.29) set 210.00 feet right of East Wilco Highway E.C.S. 296+86.70 on the common line of said 50 acre tract and said remainder of a called 71.00 acre tract, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the common line of said 50 acre tract and said remainder of a called 71.00 acre tract, with the proposed east right-of-way line of East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) **South 21°30'11" East**, a distance of **696.38 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet right of East Wilco Highway E.C.S. 289+90.32, and
- 2) **South 23°24'42" East**, a distance of **10.79 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54 on the northerly common line of said remainder of a called 71.00 acre tract and said 5.007 acre tract, for the southeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 3 of 9
May 30, 2025
Parcel No.: 86 Part 1 and 2

- 3) **THENCE, South 68°33'41" West**, with the northerly common line of said remainder of a called 71.00 acre tract and said 5.007 acre tract, a distance of **37.11 feet** to a calculated point on the existing east right-of-way line of said C.R. 101, for the northwest corner of said 5.007 acre tract, same being the southwest corner of the parcel described herein, from which a 5/8-inch iron rod found bears South 65°27'56" West a distance of 0.69 feet;

- 4) **THENCE, North 21°26'19" West**, departing the northerly common line of said remainder of a called 71.00 acre tract and said 5.007 acre tract, with the existing east right-of-way line of said C.R. 101, a distance of **707.20 feet** to a 1/2-inch iron rod found, for the southwest corner of said 50 acre tract, same being the northwest corner of said remainder of a called 71.00 acre tract and the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE N21° 30' 11" W 7,190.97'

299+00

305+00

**C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)**

MATCH LINE PAGE 7 OF 9

EXISTING R.O.W.

PROPOSED R.O.W.

S21° 30' 11" E 938.90'

2"
306+25.61
176.06' RT

S21° 29' 21" E 280.46'
(S19° E 310.4')

N68° 30' 39" E
33.94'

306+25.60
210.00' RT

P.O.C.
PART 2
W/ PLASTIC CAP "M."
MEADOR RPLS 1966"
309+06.07
176.13' RT

CHARLOTTE LYN DAVIS
CALLED 50 AC.
SECOND TRACT
DOC. NO. 2000014961
O.P.R.W.C. TX.

KAROLE D. ENO
TRACT 1
REMAINDER OF A
CALLED 90.23 AC.
DOC. NO. 2024031436
O.P.R.W.C. TX.

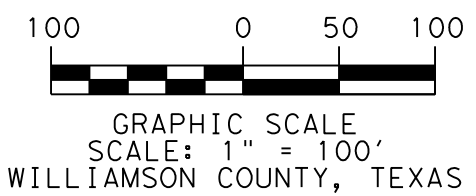
KAROLE GAY ENO
CALLED 10.33 AC.
VOL. 1170, PG. 597
O.R.W.C. TX.

SILAS PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

PAGE 6 OF 9

REF. FIELD NOTE NO. 51243

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2.dgn



EXISTING	*65.993 AC.	ACQUIRE	0.9589 AC.	REMAINING	65.0341 AC.	RIGHT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 SQ. FT.)

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE N21° 30' 11" W 7,190.97'

290+00

295+00

299+00

**C. R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)**

SILAS PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

MATCH LINE PAGE 6 OF 9

SEE
DETAIL "B"

N21° 26' 19" W 707.20'
(N19° W 339 VARAS)

EXISTING R.O.W.

1/2"

PROPOSED R.O.W.

N68° 37' 13" E 35.96'

S21° 30' 11" E 696.38'

S21° 30' 11" E 938.90'

**
289+90.32
210.00' RT
**
289+79.54
210.36' RT

**86
PART 2**

P. O. B.
PART 2
296+86.70
210.00' RT
N=10,198,406.47
E=3,185,725.29

(0.5903 AC.)

BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
CALLED 5.007 ACRES
DOC. NO. 2021027533
O. P. R. W. C. TX.

JERRY WAYNE ROZNOVAK AND LINDA
KAY ROZNOVAK AS CO-TRUSTEES OF
THE ROZNOVAK FAMILY REVOCABLE
TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046146
O. P. R. W. C. TX.

CHARLOTTE LYN DAVIS
CALLED 50 AC.
SECOND TRACT
DOC. NO. 2000014961
O. P. R. W. C. TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D. R. W. C. TX.

EXISTING
R.O.W.
S65° 27' 56" W
0.69'
N21° 26' 19" W 707.20'
(N19° W 339 VARAS)

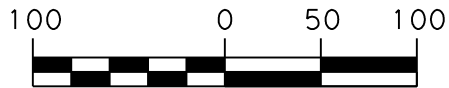
**86
PART 2**

(0.5903 AC.)

S68° 33' 41" W
37.11'
S21° 30' 11" E
696.38'

**PROPOSED
R.O.W.**
S23° 24' 42" E
10.79'

DETAIL "B"
NOT TO SCALE



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

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2_p2.dwg

EXISTING	*65.993 AC.	ACQUIRE	0.9589 AC.	REMAINING	65.0341 AC.	RIGHT
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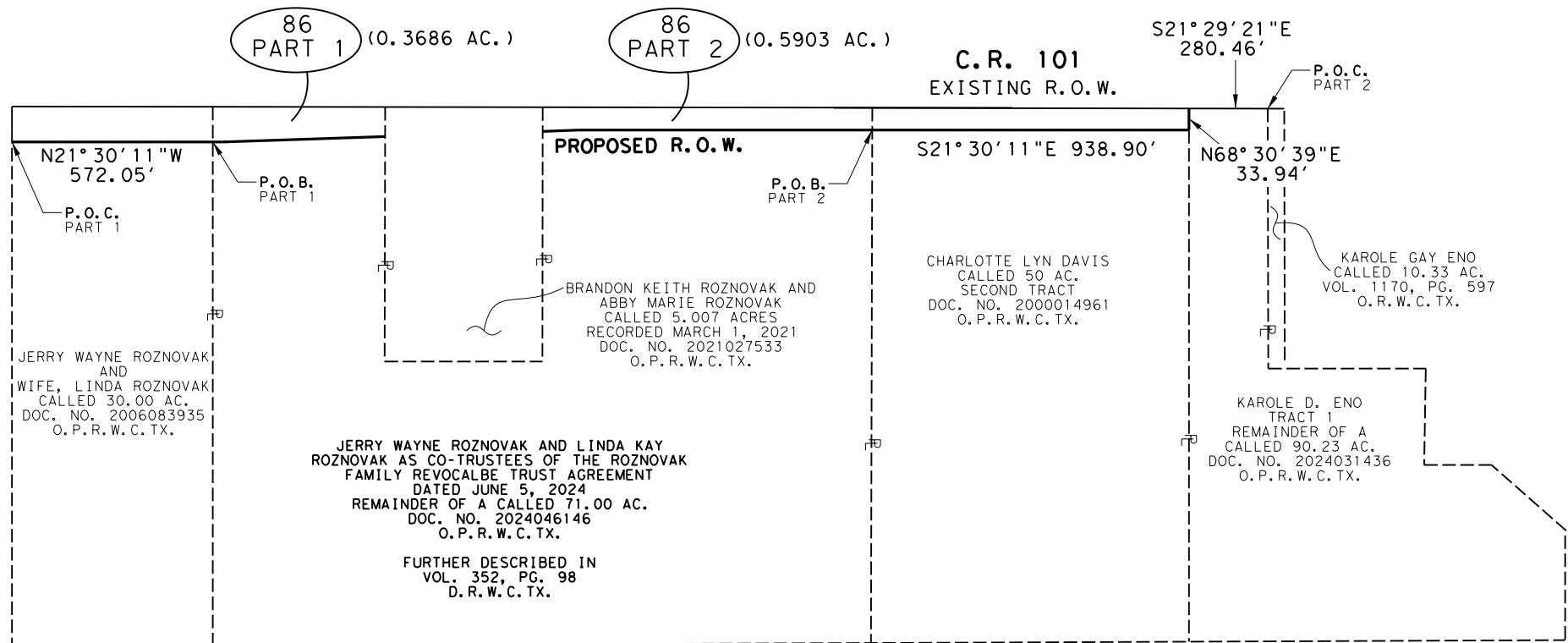
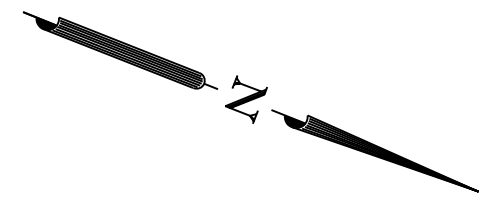


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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 SQ. FT.)

PAGE 7 OF 9

REF. FIELD NOTE NO. 51243



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.9589 AC.	REMAINING	65.0341 AC.	RIGHT
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AGREEMENT DATED JUNE 5, 2024
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- ⬡ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- ===== PARCEL LIMITS



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403129, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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

5/30/2025

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

DATE



4801 Southwest Parkway
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(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403129, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

- A. EASEMENT DATED JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- B. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- C. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)
- D. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (SUBJECT TO, IF APPLICABLE)
- E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- F. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, EXECUTED BY JERRY E. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, PAGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)
- G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- J. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)
- K. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)
- L. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) (SUBJECT TO, IF APPLICABLE)

PAGE 9 OF 9
REF. FIELD NOTE NO. 51243

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.9589 AC.	REMAINING	65.0341 AC.	RIGHT
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EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 6
August 22, 2025
Parcel No.: 89

PROPERTY DESCRIPTION FOR PARCEL 89

DESCRIPTION OF A 0.5810 ACRE (25,308 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOTS 5-8, RICHFIELD ESTATES SUBDIVISION, RECORDED IN CABINET H, SLIDE 314, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED AS TRACTS 2-5, IN A DEED TO KAROLE D. ENO, RECORDED APRIL 22, 2024, IN DOCUMENT NO. 2024031436, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.5810 ACRE (25,308 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with an aluminum cap stamped "M.MEADOR RPLS 1966" found 176.13 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 309+06.07 on the existing east right-of-way line of County Road (C.R.) 101, a variable width right-of-way, no record information found, for the northwest corner of a remainder of a called 90.23 acre tract of land described as Tract 1, in a deed to Karole D. Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX., and the southwest corner of a called 10.33 acre tract of land, described in a deed to Karole Gay Eno, recorded in Volume 1170, Page 597, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, North 21°29'21" West, departing the north line of said 90.23 acre tract, with the existing east right-of-way line of said C.R. 101 and west line of said 10.33 acre tract, a distance of 30.00 feet to a TXDOT Type I concrete monument (Surface Coordinates: N=10,199,556.47, E=3,185,235.83) found 176.14 feet right of E.C.S. 309+36.07 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, North 21°29'21" West**, departing the proposed east right-of-way line of said East Wilco Highway, with the existing east right-of-way line of said C.R. 101, passing at a distance of 791.28 feet a 1/2-inch iron rod found for the northwest corner of said Lot 6, and the southwest corner of said Lot 5, and continuing for a total distance of 1,054.90 feet to a 1/2-inch iron rod found for the southwest corner of Lot 4, said Richfield Estates Subdivision, described in a deed to Katherine E. Cramer, recorded in Document No. 2017024471, O.P.R.W.C.TX., same being the northwest corner of said Lot 5 and of the parcel described herein;

2) **THENCE, North 68°23'09" East**, departing the existing east right-of-way line of said C.R. 101, with the common line of said Lot 5 and said Lot 4, a distance of **8.61 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 185.00 feet right of East Wilco Highway E.C.S. 319+90.97 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

THENCE, departing the common line of said Lot 4 and said Lot 5, with the proposed east right-of-way line of said East Wilco Highway, over and across said Lots 5-8, the following three (3) courses and distances numbered 3-5:

- 3) **South 21°30'11" East**, a distance of **152.20 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 185.00 feet right of East Wilco Highway E.C.S. 318+38.78,
- 4) **South 27°19'46" East**, passing at a distance of 111.97 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 196.37 feet right of East Wilco Highway E.C.S. 317+27.39 on the common line of said Lot 6 and said Lot 5, and continuing for a total distance of 197.02 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 205.00 feet right of East Wilco Highway E.C.S. 316+42.78, and

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

N21° 30' 11" W 7,190.97

310+00

315+00

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21° 29' 21" W	30.00'
(L1)	(S19° 06' E)	(30.00')
L4	S68° 23' 09" W	28.86'

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

P.O.B.
309+36.07
176.14' RT
N=10,199,556.47
E=3,185,235.83

P.O.C.
W/ ALUM CAP
RPLS 1966
309+06.07
176.13' RT

KAROLE D. ENO
TRACT 1
REMAINDER OF
A
CALLED 90.23
AC.
DOC. NO.
2024031436
O.P.R.W.C.TX.

EXISTING R.O.W.

C.R. 101
(0.5810 AC.) (VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

89

(0.5810 AC.)

(VARIABLE WIDTH R.O.W.)

(NO RECORD INFORMATION FOUND)

15' ROAD WIDENING EASEMENT
CAB. H, SLIDE 314
P.R.W.C.TX.

EXISTING R.O.W.

(N19° 00' W
263.61')

(L1) N21° 29' 21" W 1,054.90'

L4 (N19° 00' W 263.81')

791.28' (N19° 00' W 263.76')

(N19° 00' W 263.71')

PROPOSED R.O.W.

263.81'

263.23'

179.62'

85.05'

111.97'

** 309+36.13
205.00' RT

** 311+99.94
205.00' RT

** 314+63.17
205.00' RT

** 316+42.78
205.00' RT

** 317+27.39
196.37' RT

A
KAROLE D. ENO
TRACT 5
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C.TX.

B
KAROLE D. ENO
TRACT 4
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C.TX.

C
KAROLE D. ENO
TRACT 3
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C.TX.

LOT 8
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C.TX.

LOT 7
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C.TX.

LOT 6
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C.TX.

KAROLE GAY ENO
CALLED 10.33 AC.
VOL. 1170, PG. 597
O.R.W.C.TX.

(N70° 52' 30" E 908.23')

(N70° 52' 30" E 908.41')

(N70° 52' 30" E 908.58')

150' RADIUS SANITARY ZONE
CAB. H, SLIDE 314

150' RADIUS SANITARY ZONE
CAB. H, SLIDE 314

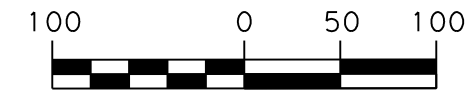
MATCH LINE PAGE 4 OF 6

PAGE 3 OF 6

REF. FIELD NOTE NO. 51090

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_89\Parcel_89.dgn

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 AC. RT
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GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 89
0.5810 AC. (25,308 SQ. FT.)

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

N21°30'11"W 7,190.97

320+00

325+00

LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N68°23'09"E	8.61'
L3	S21°30'11"E	152.20'

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

MATCH LINE PAGE 3 OF 6

EXISTING R.O.W.

C.R. 101
(VARIABLE WIDTH R.O.W.)
EXISTING R.O.W. (NO RECORD INFORMATION FOUND)

N21°29'21"W 1,054.90'

263.62'

(N19°00'W 263.61')

1/2"

15' ROAD WIDENING EASEMENT
CAB. H, SLIDE 314
P.R.W.C. TX.

L3

L2

**
318+38.78
185.00' RT

319+90.97
185.00' RT

89

PROPOSED
R.O.W.

(0.5810 AC.)

D

KAROLE D. ENO
TRACT 2
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C. TX.

LOT 5
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C. TX.

KATHERINE E. CRAMER
DOC. NO. 2017024471
O.P.R.W.C. TX.

LOT 4
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C. TX.

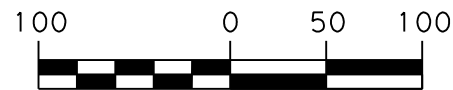
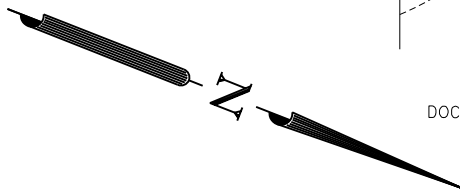
JEFFREY GREGORY AND
REBECCA GREGORY
DOC. NO. 2020088536
O.P.R.W.C. TX.

LOT 3
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C. TX.

1.50 RADIUS SANITARY ZONE
CAB. H, SLIDE 314

(N70°52'30"E 908.76')
(N70°52'30"E 908.76')

20' EASEMENT
DOC. NO. 2003113049
O.P.R.W.C. TX.



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

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_89\Parcel_89_2.dgn

PAGE 4 OF 6
REF. FIELD NOTE NO. 51090

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 AC. RT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300


RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 89
0.5810 AC. (25,308 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2503539, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 7, 2025, AND ISSUED DATE JULY 17, 2025.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)
- E. A 15 FOOT ROAD WIDENING EASEMENT ALONG COUNTY ROAD NO. 101, AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)
 - F. AN 8 INCH LONE STAR GAS COMPANY LINE, AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION, RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)
 - G. SANITARY ZONE AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION, RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)
 - H. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)
 - I. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 21, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)
 - J. EASEMENT DATED DECEMBER 2, 1940, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
 - K. EASEMENT DATED SEPTEMBER 29, 1964, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 232, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)
 - L. EASEMENT DATED NOVEMBER 18, 2003, TO KAR GAY ENO, RECORDED UNDER DOCUMENT NO. 2003113049, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)
 - M. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN OF CITY OF HUTTO RESOLUTION NO. 2010-050-00 RECORDED UNDER DOCUMENT NO. 2011001698, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
 - N. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
 - O. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
 - P. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)
 - Q. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)
 - R. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) (SUBJECT TO, IF APPLICABLE)

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_89\Parcel_89.dgn

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 AC. RT
			4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF KAROLE D. ENO PARCEL 89 0.5810 AC. (25,308 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2503539, EFFECTIVE DATE JULY 7, 2025, AND ISSUED DATE JULY 17, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

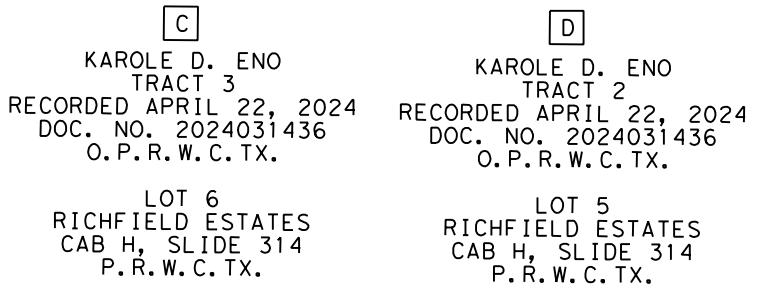
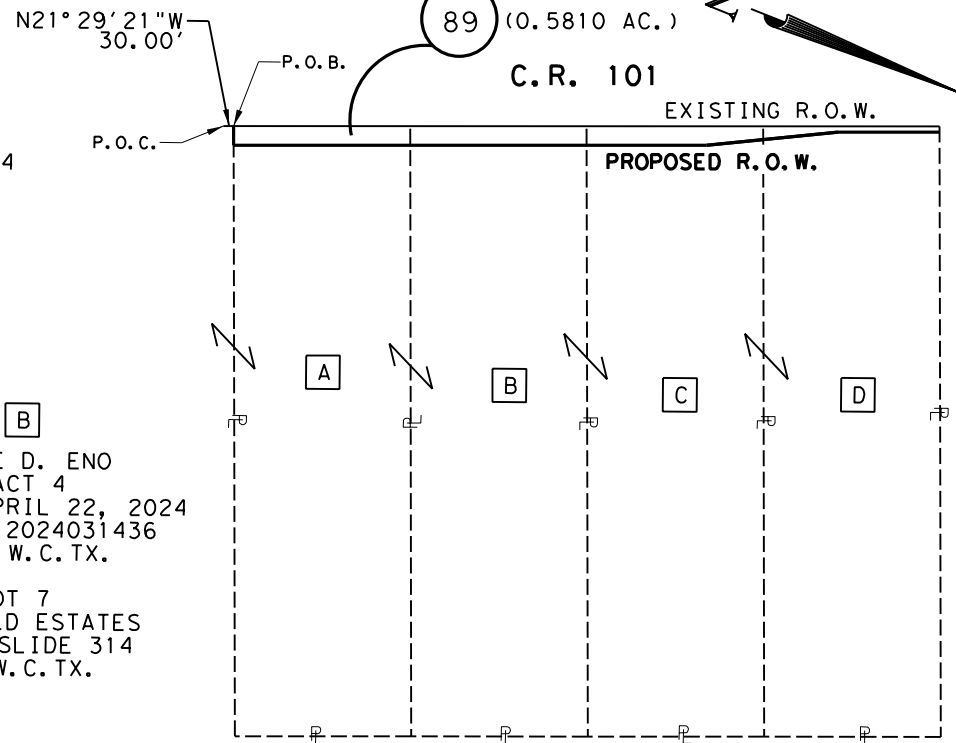
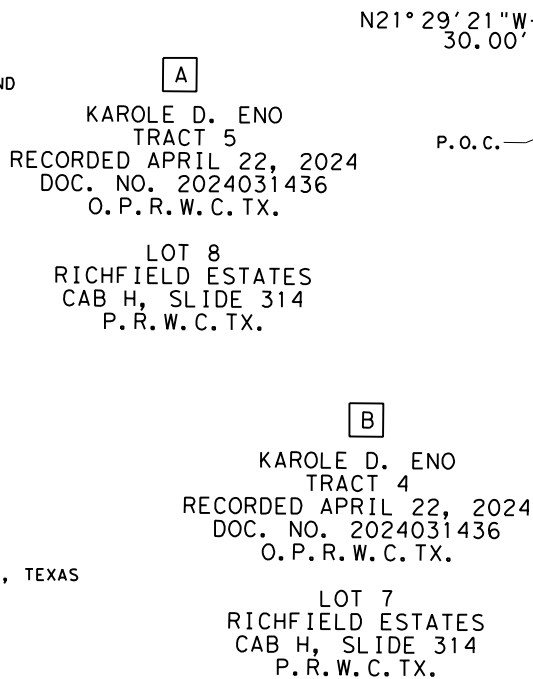
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

8/22/2025

DATE



PARENT TRACT INSET
N. T. S.



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_89\Parcel_89.dgn

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 AC. RT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 89
0.5810 AC. (25,308 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 5
April 25, 2025
Parcel No.: 96

PROPERTY DESCRIPTION FOR PARCEL 96

DESCRIPTION OF A 0.0523 ACRE (2,279 SQ. FT.) PARCEL OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, RICHFIELD ESTATES, RECORDED IN CABINET H, SLIDE 314, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO KENNETH C. KOTRLA AND DONNA M. KOTRLA, RECORDED SEPTEMBER 30, 1996, IN DOCUMENT NO. 1996051983, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.0523 ACRE (2,279 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 176.74 feet right of East Wilco Highway Engineer’s Centerline Station (E.C.S.) 334+75.13 on the existing east right-of-way line of C.R. 101, a variable width right-of-way, no record information found, for the northwest corner of a called 1.0 acre tract, described in a deed to Lone Star Gas Company, recorded in Volume 473, Page 265, Deed Records of Williamson County, Texas (D.R.W.C.TX.);

THENCE South 21°29’21” East, with the existing east right-of-way line of said C.R. 101, a distance of 413.40 feet to a 1/2-inch iron rod found (Surface Coordinates: N=10,201,534.36, E=3,184,457.14) 176.64 feet right of East Wilco Highway E.C.S. 330+61.72, on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of the remainder of a called 57.66 acre tract, described in a deed to Kenneth C. Kotrla and Donna M. Kotrla, recorded in Document No. 2013012639, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), same being the northwest corner of said Lot 1 and the **POINT OF BEGINNING** and northwest corner of the parcel described herein;

- 1) **THENCE North 68°18’24” East**, departing the existing east right-of-way line of said C.R. 101, with the proposed east right-of-way line of said East Wilco Highway, same being the common line of said Lot 1 and said remainder of a called 57.66 acre tract, a distance of **8.36 feet** to a 5/8-inch iron rod with an aluminum cap stamped “WILLIAMSON COUNTY” set** 185.00 feet right of East Wilco Highway E.C.S. 330+61.75, for the northeast corner of the parcel described herein;
- 2) **THENCE South 21°30’11” East**, departing the common line of said Lot 1 and said remainder of a called 57.66 acre tract, continuing with the proposed east right-of-way line of East Wilco Highway, over and across said Lot 1, a distance of **271.62 feet** to a 5/8-inch iron rod with an aluminum cap stamped “WILLIAMSON COUNTY” set 185.00 feet right of East Wilco Highway E.C.S. 327+90.13, on the common line of said Lot 1 and Lot 2, of said Richfield Estates subdivision, recorded in Cabinet H, Slide 314, P.R.W.C.TX., described in a deed to Elliot K. Gebbia, recorded in Document No. 2012091711, O.P.R.W.C.TX., for the southeast corner of the parcel described herein;
- 3) **THENCE South 68°23’09” West**, with the common line of said Lot 1 and said Lot 2, a distance of **8.42 feet** to a 1/2-inch iron rod found on the existing east right-of-way line of said C.R. 101, for the northwest corner of said Lot 2, same being the southwest corner of said Lot 1 and the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

N21° 30' 11" W 7,190.97

325+00

330+00

96
0.0523 AC

SILAS PALMER SURVEY.
SECTION NO. 12.
ABSTRACT NO. 499

P.O.B.
1/2"
330+61.72
176.64' RT
N=10,201,534.36
E=3,184,457.14

P.O.C.
334+75.13
176.74' RT

C.R. 101
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

1/2"

(L4)
L4 EXISTING
R.O.W.

(N19° W 2535.6')
S21° 29' 21" E 413.40'

(N19° 51' W 267')

L3

327+90.13
185.00' RT

L2

PROPOSED R.O.W.

**
330+61.75
185.00' RT

15' ROAD WIDENING
EASEMENT PER PLAT
CAB. H, SLIDE 314
P. R. W. C. TX.

LONE STAR GAS COMPANY
CALLED 1AC.
VOL. 473, PG. 265
D. R. W. C. TX.

ELLIOT K. GEBBIA
DOC. NO. 2012091711
O. P. R. W. C. TX.

LOT 2
RICHFIELD ESTATES
CAB H, SLIDE 314
P. R. W. C. TX.

(N70° 52' 30" E 909.29')

APPROXIMATE
LOCATION OF 8"
LONE STAR GAS
LINE
PER PLAT
CAB. H, SLIDE
314
P. R. W. C. TX.

KENNETH C. KOTRLA AND
DONNA M. KOTRLA
REMAINDER OF A
CALLED 57.66 AC.
DOC. NO. 2013012639
O. P. R. W. C. TX.

150' SANITARY ZONE
PER PLAT
CAB. H, SLIDE 314
P. R. W. C. TX.

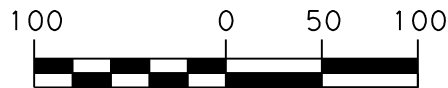
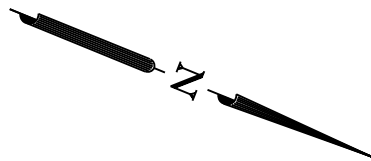
KENNETH C. KOTRLA AND
DONNA M. KOTRLA
RECORDED SEPTEMBER 30, 1996
DOC. NO. 1996051983
O. R. W. C. TX.

LOT 1
RICHFIELD ESTATES
CAB H, SLIDE 314
P. R. W. C. TX.

(N70° 47' 45" E 1149.49')

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N68° 18' 24" E	8.36'
L2	S21° 30' 11" E	271.62'
L3	S68° 23' 09" W	8.42'
L4	N21° 29' 21" W	271.61'
(L4)	(N19° 00' W)	(271.44')



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

PAGE 3 OF 5
REF. FIELD NOTE NO. 51081

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_96\00\Parcel_96.dgn

EXISTING	*6.419 AC.	ACQUIRE	0.0523 AC.	REMAINING	6.3667 AC. RIGHT
----------	------------	---------	------------	-----------	------------------



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KENNETH C. KOTRLA AND
DONNA M. KOTRLA
PARCEL 96
0.0523 AC. (2,279 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2403303, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 1, 2024, AND ISSUED DATE NOVEMBER 11, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

A. A 15 FOOT ROAD WIDENING EASEMENT ALONG COUNTY ROAD NO. 101, AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

B. SANITARY ZONE AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION, RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

C. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, BUT IS OF A "BLANKET" NATURE, THEREFORE IS NOT SHOWN ON THE PLAT)

D. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 21, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, BUT IS OF A "BLANKET" NATURE, THEREFORE IS NOT SHOWN ON THE PLAT)

E. EASEMENT DATED DECEMBER 2, 1940, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

F. EASEMENT DATED SEPTEMBER 29, 1964, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 232, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED.
(NOT SURVEY RELATED)

H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
(NOT SURVEY RELATED)

I. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY)
(NOT SURVEY RELATED)

J. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
(NOT SURVEY RELATED)

K. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)
(NOT SURVEY RELATED)

PAGE 4 OF 5
REF. FIELD NOTE NO. 51081

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_96\00\Parcel_96.dgn

EXISTING	*6.419 AC.	ACQUIRE	0.0523 AC.	REMAINING	6.3667 AC.	RIGHT
----------	------------	---------	------------	-----------	------------	-------



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KENNETH C. KOTRLA AND
DONNA M. KOTRLA
PARCEL 96
0.0523 AC. (2,279 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403303, EFFECTIVE DATE NOVEMBER 1, 2024, AND ISSUED DATE NOVEMBER 11, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.
- I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

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

4/25/25

DATE

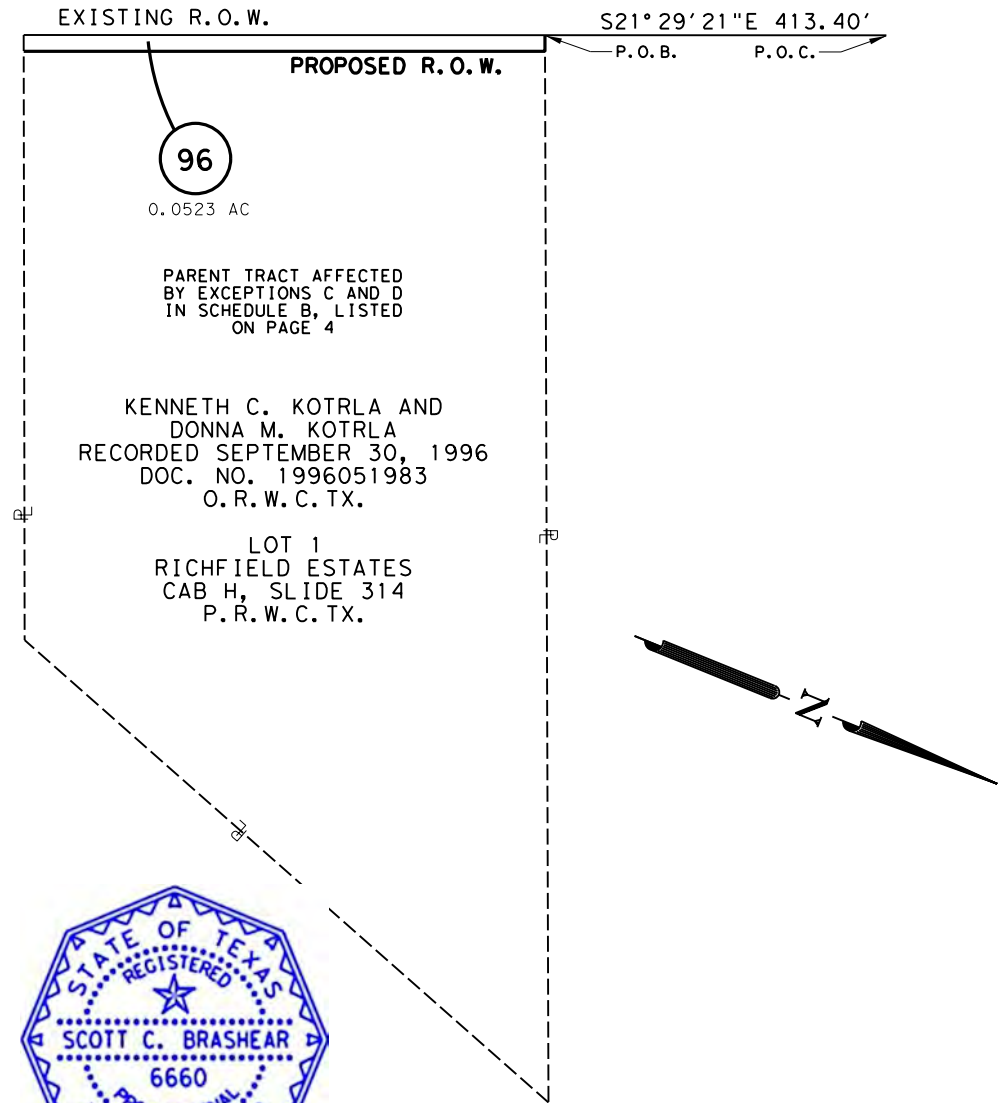


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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KENNETH C. KOTRLA AND
DONNA M. KOTRLA
PARCEL 96
0.0523 AC. (2,279 SQ. FT.)

C. R. 101

PARENT TRACT
NOT TO SCALE



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_96\00\Parcel_96.dgn

PAGE 5 OF 5
REF. FIELD NOTE NO. 51081

EXISTING	*6.419 AC.	ACQUIRE	0.0523 AC.	REMAINING	6.3667 AC.	RIGHT
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EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 8
October 17, 2025
Parcel No.: 101

PROPERTY DESCRIPTION FOR PARCEL 101

DESCRIPTION OF A 24.38 ACRE (1,062,019 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.81 ACRE TRACT OF LAND, DESCRIBED AS TRACT TWO IN A DEED TO DARYL A. KLEPZIG AND WIFE, EMILY KLEPZIG, RECORDED JUNE 4, 2013 IN DOCUMENT NO. 2013051223, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 24.38 ACRE (1,062,019 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with a cap stamped "FOREST 1847" found 736.17 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 400+03.34 on the existing north right-of-way line of State Highway 29 (S.H. 29), an 80-foot wide right-of-way, as described in Volume 261, Page 582 and Volume 261, Page 592, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and as depicted on a Texas Department of Transportation (TxDOT) Right-of-Way Strip Map CSJ No. 337-2-2, dated November, 1931, same being the south line of Lot 901, Green Space, Georgetown Airpark Subdivision, recorded in Document No. 2024023487, O.P.R.W.C.TX.;

THENCE, South 01°46'12" West, departing the existing north right-of-way line of said S.H. 29 and the south line of said Georgetown Airpark Subdivision, over and across said S.H. 29, a distance of 80.00 feet to a calculated point on the existing south right-of-way line of said S.H. 29, same being the north line of Jonah Cemetery, for the beginning of a curve to the left;

THENCE, with said curve to the left and the existing south right-of-way line of said S.H. 29, an arc distance of 302.87 feet, having a radius of 915.40 feet, through a central angle of 18°57'24", and having a chord that bears South 82°17'30" West, a distance of 301.49 feet to a calculated point on the north line of a called 24.74 acre tract of land, described as Tract One in said deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX.;

THENCE, South 72°48'12" West, continuing with the existing south right-of-way line of said S.H. 29 and the north line of said 24.74 acre tract, a distance of 167.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (N=10,207,953.00, E=3,181,808.95) set 244.74 right of East Wilco Highway E.C.S. 400+11.28 on the proposed east right-of-way line of East Wilco Highway, for the northwest corner of said 24.74 acre tract, same being the northeast corner of said 39.81 acre tract, and the northeast corner and **POINT OF BEGINNING** of the parcel described herein, from which an iron rod with a cap stamped "RPLS 1847" found bears North 48°13'52" West, a distance of 1.11 feet;

THENCE, departing the existing south right-of-way line of said S.H. 29, with the proposed east right-of-way line of said East Wilco Highway and the common line of said 39.81 acre tract and said 24.74 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) **South 21°40'11" East**, a distance of **1,150.08 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 250.81 feet right of East Wilco Highway E.C.S. 388+54.92, and
- 2) **South 21°40'10" East**, a distance of **1,196.23 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 212.75 feet right of East Wilco Highway E.C.S. 376+60.74 in the approximate centerline of the San Gabriel River, same being the north line of a called 58.581 acre tract of land, described in a deed to Edgar Vega and Altigracia Vega, recorded in Document No. 2014084619, O.P.R.W.C.TX., for the southwest corner of said 24.74 acre tract, and for the southeast corner of said 39.81 acre tract and of the parcel described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 8
October 17, 2025
Parcel No.: 101

3) **THENCE, South 53°11'14" West**, departing the proposed east right-of-way line of said East Wilco Highway and the common line of said 39.81 acre tract and said 24.74 acre tract, with the approximate centerline of the San Gabriel River and the common line of said 58.581 acre tract and said 39.81 acre tract, passing at a distance of 19.53 feet the northwest corner of said 58.581 acre tract and the northeast corner of a called 69.19 acre tract of land, described in a deed to Samuel Keyburn and Hahn Keyburn, recorded in Document No. 2021055044, O.P.R.W.C.TX., and continuing for a total distance of 66.38 feet to a calculated point;

THENCE, continuing with the approximate centerline of the San Gabriel River and the south line of said 39.81 acre tract, with the north line of said 69.19 acre tract, the following four (4) courses and distances numbered 4-7:

- 4) **South 70°50'22" West**, a distance of **44.44 feet** to a calculated point,
- 5) **South 73°59'27" West**, a distance of **253.58 feet** to a calculated point,
- 6) **North 50°09'01" West**, a distance of **48.58 feet** to a calculated point, and
- 7) **North 68°26'00" West**, a distance of **54.38 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 377+54.22, on the proposed west right-of-way line of said East Wilco Highway, for the southwest corner of the parcel described herein, said point being the beginning of a curve to the left;

THENCE, departing the approximate centerline of the San Gabriel River and the common line of said 69.19 acre tract and said 39.81 acre tract, over and across said 39.81 acre tract, the following three (3) courses and distances numbered 8-10:

- 8) With said curve to the left, an arc distance of 566.30 feet, through a central angle of 02°20'09", having a radius of 13,890.00 feet, and a chord that bears **North 23°33'25" West**, a distance of **566.26 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 383+29.08, for the beginning of a curve to the right,
- 9) With said curve to the right, an arc distance of 892.89 feet, through a central angle of 03°34'30", having a radius of 14,310.00 feet, and a chord that bears **North 22°56'15" West**, a distance of **892.74 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 392+08.86, and
- 10) **North 21°09'00" West**, a distance of **833.85 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 400+42.71 on the existing south right-of-way line of said S.H. 29, same being the north line of said 39.81 acre tract, for northwest corner of the parcel described herein;

(THIS SPACE INTENTIONALLY LEFT BLANK)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 3 of 8
October 17, 2025
Parcel No.: 101

11) **THENCE, North 72°48'12" East**, departing the proposed west right-of-way line of said East Wilco Highway, with the existing south right-of-way line of said S.H. 29, same being the north line of said 39.81 acre tract, a distance of **455.83 feet** to the **POINT OF BEGINNING**, and containing 24.38 acres (1,062,019 sq. ft.) of land.

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

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

Bearing Basis:

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

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

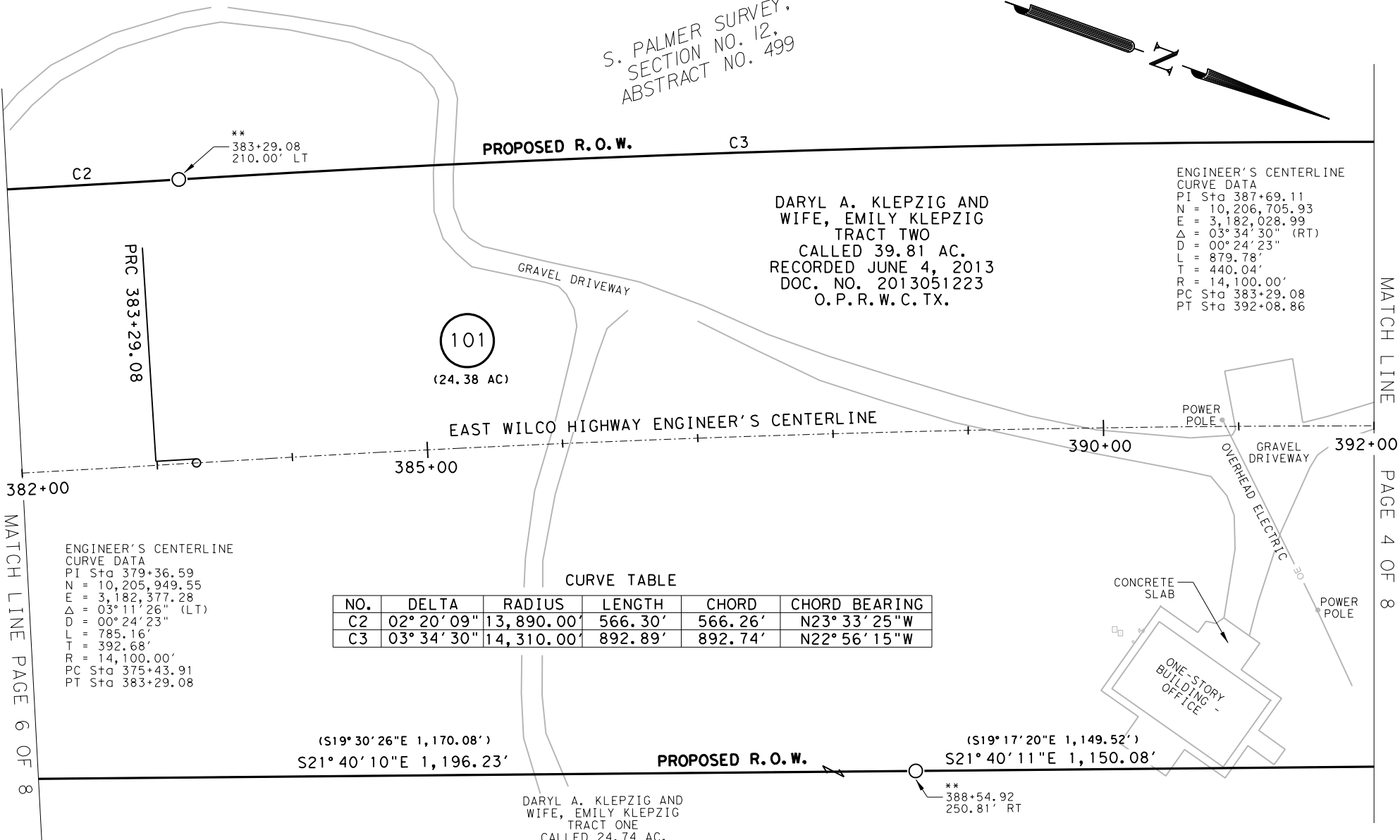
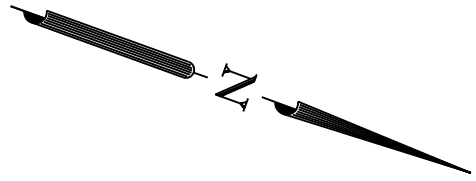
SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Scott C. Brashear 10/17/2025

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



S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499



DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
TRACT TWO
CALLED 39.81 AC.
RECORDED JUNE 4, 2013
DOC. NO. 2013051223
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 387+69.11
N = 10,206,705.93
E = 3,182,028.99
Δ = 03° 34' 30" (RT)
D = 00° 24' 23"
L = 879.78'
T = 440.04'
R = 14,100.00'
PC Sta 383+29.08
PT Sta 392+08.86

101
(24.38 AC)

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	02° 20' 09"	13,890.00'	566.30'	566.26'	N23° 33' 25"W
C3	03° 34' 30"	14,310.00'	892.89'	892.74'	N22° 56' 15"W

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 379+36.59
N = 10,205,949.55
E = 3,182,377.28
Δ = 03° 11' 26" (LT)
D = 00° 24' 23"
L = 785.16'
T = 392.68'
R = 14,100.00'
PC Sta 375+43.91
PT Sta 383+29.08

(S19° 30' 26"E 1,170.08')
S21° 40' 10"E 1,196.23'

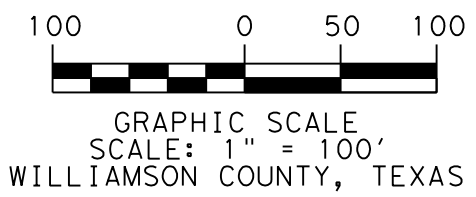
(S19° 17' 20"E 1,149.52')
S21° 40' 11"E 1,150.08'

DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
TRACT ONE
CALLED 24.74 AC.
DOC. NO. 2013051223
O. P. R. W. C. TX.

**
388+54.92
250.81' RT

MATCH LINE PAGE 6 OF 8

MATCH LINE PAGE 4 OF 8



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_101\Parcel_101_2.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
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Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)

PAGE 5 OF 8
REF. FIELD NOTE NO. 51257

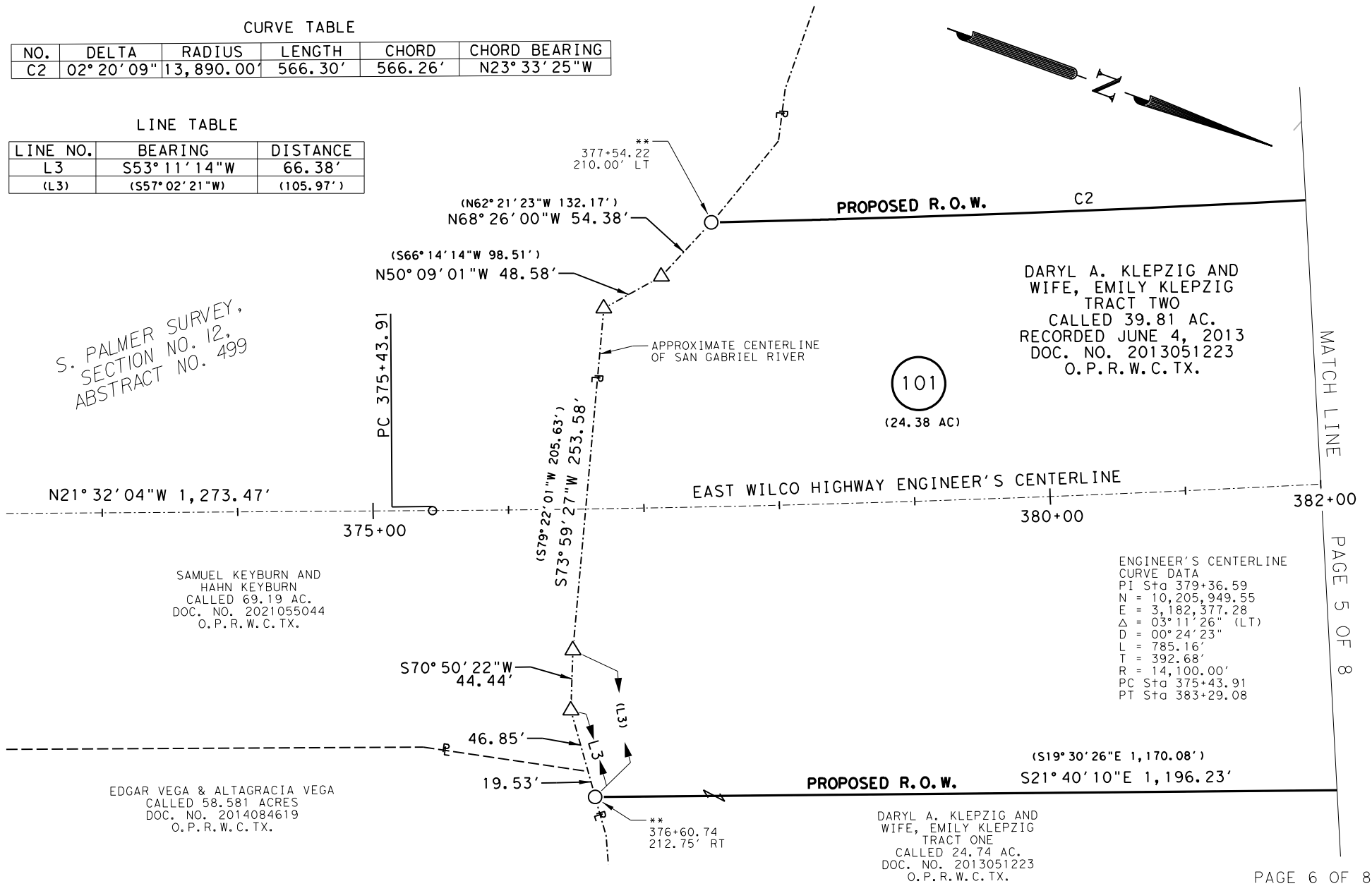
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	02° 20' 09"	13,890.00'	566.30'	566.26'	N23° 33' 25"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L3	S53° 11' 14"W	66.38'
(L3)	(S57° 02' 21"W)	(105.97')

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499



DARYL A. KLEPZIG AND WIFE, EMILY KLEPZIG TRACT TWO CALLED 39.81 AC. RECORDED JUNE 4, 2013 DOC. NO. 2013051223 O.P.R.W.C. TX.

SAMUEL KEYBURN AND HAHN KEYBURN CALLED 69.19 AC. DOC. NO. 2021055044 O.P.R.W.C. TX.

ENGINEER'S CENTERLINE CURVE DATA
 PI Sta 379+36.59
 N = 10,205,949.55
 E = 3,182,377.28
 Δ = 03° 11' 26" (LT)
 D = 00° 24' 23"
 L = 785.16'
 T = 392.68'
 R = 14,100.00'
 PC Sta 375+43.91
 PT Sta 383+29.08

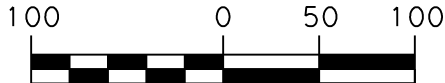
EDGAR VEGA & ALTAGRACIA VEGA CALLED 58.581 ACRES DOC. NO. 2014084619 O.P.R.W.C. TX.

DARYL A. KLEPZIG AND WIFE, EMILY KLEPZIG TRACT ONE CALLED 24.74 AC. DOC. NO. 2013051223 O.P.R.W.C. TX.

PAGE 6 OF 8
REF. FIELD NOTE NO. 51257

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_101\Parcel_101_3.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 AC. LEFT
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GRAPHIC SCALE
SCALE: 1" = 100'
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

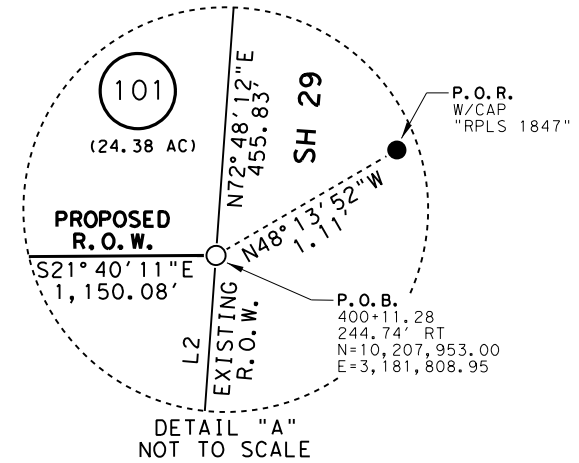
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2503952, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 22, 2025, AND ISSUED DATE AUGUST 5, 2025.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

- A. AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY AS SET FORTH IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2002010795, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. WE DO NOT FOLLOW TITLE TO THIS INTEREST. (NOT A SURVEY MATTER)
- B. EASEMENT DATED JANUARY 17, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 278, PAGE 343, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- C. RIGHT OF WAY EASEMENT DATED AUGUST 26, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 282, PAGE 43, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- D. EASEMENT DATED SEPTEMBER 13, 1941, TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 308, PAGE 551, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- E. EASEMENT DATED APRIL 10, 1946, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 337, PAGE 219, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- F. RIGHT OF WAY EASEMENT DATED JULY 9, 1954, TO STATE OF TEXAS, RECORDED IN VOLUME 397, PAGE 134, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)
- G. RIGHT OF WAY EASEMENT DATED JULY 17, 1986, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1401, PAGE 638, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)
- H. EASEMENT & RIGHT OF WAY DATED OCTOBER 3, 1997, TO STATE OF TEXAS, RECORDED UNDER DOCUMENT NO. 9746611, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)
- I. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD. (SUBJECT TO, IF APPLICABLE)
- J. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD, ROADWAY, RAILROAD OR RAILROAD RIGHT-OF-WAY. (SUBJECT TO, IF APPLICABLE)
- K. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- L. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- M. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)
- N. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	S72° 48' 12\"W	167.44'

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_101\Parcel 101.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 AC. LEFT
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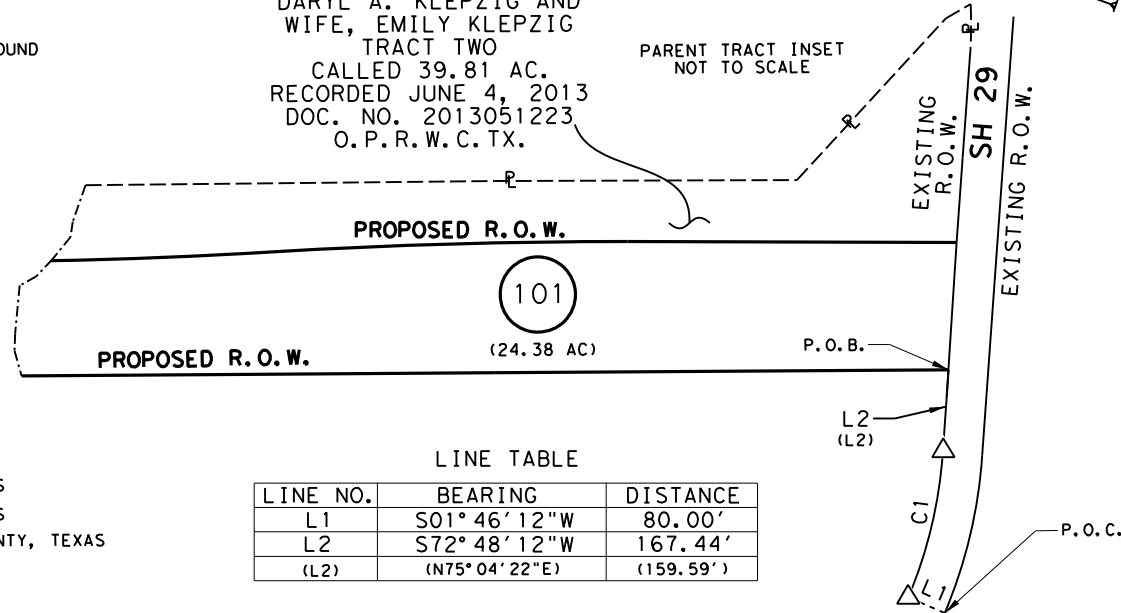
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ⊗ "X" SCRIBED IN CONCRETE FOUND
- ⬡ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- ===== PARCEL LIMITS

DARYL A. KLEPZIG AND WIFE, EMILY KLEPZIG TRACT TWO CALLED 39.81 AC. RECORDED JUNE 4, 2013 DOC. NO. 2013051223 O.P.R.W.C.TX.



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01° 46' 12"W	80.00'
L2	S72° 48' 12"W	167.44'
(L2)	(N75° 04' 22"E)	(159.59')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	18° 57' 24"	915.40'	302.87'	301.49'	S82° 17' 30"W

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2503952, EFFECTIVE DATE JULY 22, 2025, AND ISSUED DATE AUGUST 5, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

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

10/17/2025

DATE

PAGE 8 OF 8
REF. FIELD NOTE NO. 51257

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_101\Parcel 101.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 AC.	LEFT
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4801 Southwest Parkway
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Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)

EXHIBIT "C"

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 6
January 9, 2026
Utility Easement No.: 39UE

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 39UE

DESCRIPTION OF A 0.5319 ACRE (23,168 SQ. FT.) EASEMENT LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 107.80 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WELDON R. COPELAND (25%), KENNETH W. SNOW (27.5%), A. DEARL DOTSON (27.5%) AND DOTSAF, LIMITED PARTNERSHIP (20%), RECORDED FEBRUARY 10, 2020, IN DOCUMENT NO. 2020013612, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.5319 ACRE (23,168 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with a white plastic cap stamped "TLS 10056200" found 886.13 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 346+07.76 on the existing south right-of-way line of County Road 101 (C.R. 101), a variable width right-of-way, no record information found, same being the north line of said 107.80 acre tract;

THENCE, South 67°29'01" East, with the existing south right-of-way line of said C.R. 101 and the north line of said 107.80 acre tract, passing at a distance of 449.24 feet a calculated point from which an iron rod with a white plastic cap stamped "TLS 10056200" found bears South 22°30'59" West, a distance of 0.26 feet, and continuing for a total distance of 971.15 feet to a calculated point (Surface Coordinates: N=10,202,128.46, E=3,183,785.65) 225.00 feet left of East Wilco Highway E.C.S. 338+66.90 for the northwest corner and **POINT OF BEGINNING** of the easement described herein, and

1) **THENCE, South 67°29'01" East**, continuing with the existing south right-of-way line of said C.R. 101 and the north line of said 107.80 acre tract, a distance of **21.43 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 338+51.36 on the proposed west right-of-way line of East Wilco Highway, for the northeast corner of the easement described herein, said point being the beginning of a curve to the right;

THENCE, departing the existing south right-of-way line of said C.R. 101 and the north line of said 107.80 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 107.80 acre tract, the following two (2) courses and distances numbered 2-3:

2) With said curve to the right, arc length of **370.21 feet**, through a central angle of **01°31'38"**, having a radius of **13,890.00 feet**, and a chord that bears **South 22°16'00" East**, a distance of **370.20 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 334+75.55, and

3) **South 21°30'11" East**, a distance of **1,166.82 feet** to a calculated point 210.00 feet left of East Wilco Highway E.C.S. 323+08.73, for the southeast corner of the easement described herein;

THENCE, departing the proposed west right-of-way line of said East Wilco Highway, over and across said 107.80 acre tract, the following three (3) courses and distances numbered 4-6:

4) **South 68°29'49" West**, a distance of **15.00 feet** to a calculated point 225.00 feet left of East Wilco Highway E.C.S. 323+08.73, for the southwest corner of the easement described herein,

5) **North 21°30'11" West**, a distance of **1,166.82 feet** to a calculated point 225.00 feet left of East Wilco Highway E.C.S. 334+75.55, for the beginning of a curve to the left, and

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 6
January 9, 2026
Utility Easement No.: 39UE

- 6) With said curve to the left, an arc length of **385.11 feet**, through a central angle of **01°35'25"**, having a radius of **13,875.00 feet**, and a chord that bears **North 22°17'53" West**, a distance of **385.10 feet** to the **POINT OF BEGINNING**, and containing 0.5319 acres (23,168 sq. ft.) of land.

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

Bearing Basis:

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

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 1/9/2026

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

S. PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
CALLED 107.80 AC.
RECORDED FEBRUARY 10, 2010
DOC. NO. 2020013612
O. P. R. W. C. TX.

MATCH LINE PAGE 4 OF 6

(0.5319 AC.)

39UE

N21°30'11"W 1,166.82'

334+75.55
225.00' LT

PROPOSED R. O. W.

S21°30'11"E 1,166.82'

C2

C1

P. O. B.
338+66.90
225.00' LT
N=10,202,128.46
E=3,183,785.65

P. O. C.
IRON ROD W/WHITE
PLASTIC CAP
"TLS 10056200"
346+07.76
886.13' LT

SEE
DETAIL "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S67°29'01"E	21.43'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°31'38"	13,890.00'	370.21'	370.20'	S22°16'00"E
C2	01°35'25"	13,875.00'	385.11'	385.10'	N22°17'53"W

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 341+76.78
N = 10,202,507.06
E = 3,183,884.07
Δ = 05°41'39" (LT)
D = 00°24'23"
L = 1401.32'
T = 701.24'
R = 14,100.00'
PC Sta 334+75.55
PT Sta 348+76.87

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

334+00

PC 334+75.55

N21°30'11"W 7,190.97'

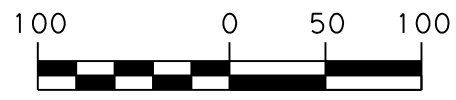
339+00

C. R. 101
VARIABLE WIDTH R. O. W.
(NO RECORD INFORMATION FOUND)

10' UTILITY EASEMENT
DOC. NO. 1997046549
O. P. R. W. C. TX.

(S21°53'58"E 2,145.57')

EXISTING R. O. W.



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

PAGE 3 OF 6
REF. FIELD NOTE NO. 51618

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_39E\Esmt_39E.dgn

EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT
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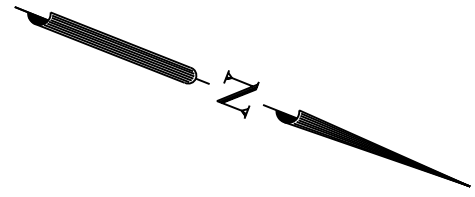


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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
UTILITY EASEMENT 39UE
0.5319 AC. (23,168 SQ. FT.)

S. PALMER SURVEY.
SECTION NO. 12.
ABSTRACT NO. 499

WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
CALLED 107.80 AC.
RECORDED FEBRUARY 10, 2010
DOC. NO. 2020013612
O. P. R. W. C. TX.



(0.5319 AC.)

39UE

323+08.73
225.00' LT
S68° 29' 49" W 15.00'

N21° 30' 11" W 1,166.82'

PROPOSED R. O. W.

S21° 30' 11" E 1,166.82'

PROPOSED R. O. W.

323+08.73
210.00' LT

N21° 30' 11" W 7,190.97'

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

321+00

326+00

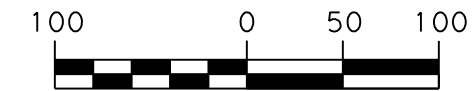
10' UTILITY EASEMENT
DOC. NO. 1997046549
O. P. R. W. C. TX.

(S21° 53' 58" E 2,145.57')

EXISTING R. O. W.

C. R. 101
VARIABLE WIDTH R. O. W.
(NO RECORD INFORMATION FOUND)

EXISTING R. O. W.



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

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_39E\Esmt_39E_2.dgn

EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
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(512) 447-0575
Fax: (512) 326-3029
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
UTILITY EASEMENT 39UE
0.5319 AC. (23,168 SQ. FT.)

MATCH LINE PAGE 3 OF 6

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2504280, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 17, 2025, AND ISSUED DATE DECEMBER 27, 2025.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. EASEMENT DATED JUNE 20, 1928, EXECUTED BY ED NYGRIN ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 189, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

B. EASEMENT DATED JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

C. EASEMENT DATED SEPTEMBER 23, 1964, EXECUTED BY OLGA PEARSON AND THEODORE PEARSON TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

D. RIGHT OF WAY EASEMENT DATED AUGUST 29, 1974, EXECUTED BY OLGA PEARSON TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 978, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DEFINED 15' WIDE EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

E. EASEMENT AND RIGHT OF WAY DATED JANUARY 24, 1991, EXECUTED BY OLGA PEARSON TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN VOLUME 1990, PAGE 646, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED OCTOBER 7, 1997, EXECUTED BY OLGA PEARSON TO GTE SOUTHWEST INCORPORATED, RECORDED UNDER DOCUMENT NO. 9746549, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

G. EASEMENT AND RIGHT OF WAY DATED JUNE 18, 2009, EXECUTED BY MARJORIE PEARSON SIMMANS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2009058280, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

H. MINERAL RESERVATION AS SHOWN IN DEED FROM MARJORIE PEARSON SIMMANS TO WELDON R. COPELAND; KENNETH W. SNOW; A. DEARL DOTSON; AND DOTSAF LIMITED PARTNERSHIP, DATED FEBRUARY 3, 2020 AND RECORDED UNDER DOCUMENT NO. 2020013612, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED. (NOT SURVEY RELATED)

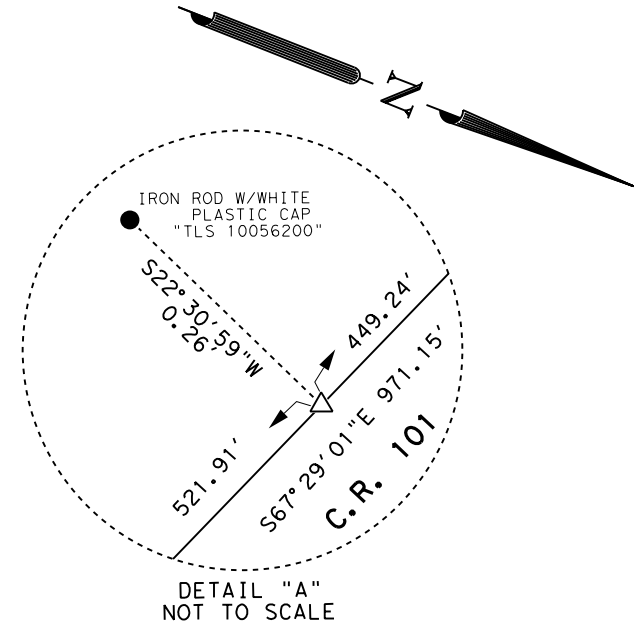
I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT SURVEY RELATED)

J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT SURVEY RELATED)

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

L. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

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



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_39E\Esmt_39E.dgn

EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
UTILITY EASEMENT 39UE
0.5319 AC. (23,168 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- ⬡ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- ===== PARCEL LIMITS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2504280, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 17, 2025, AND ISSUED DATE DECEMBER 27, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

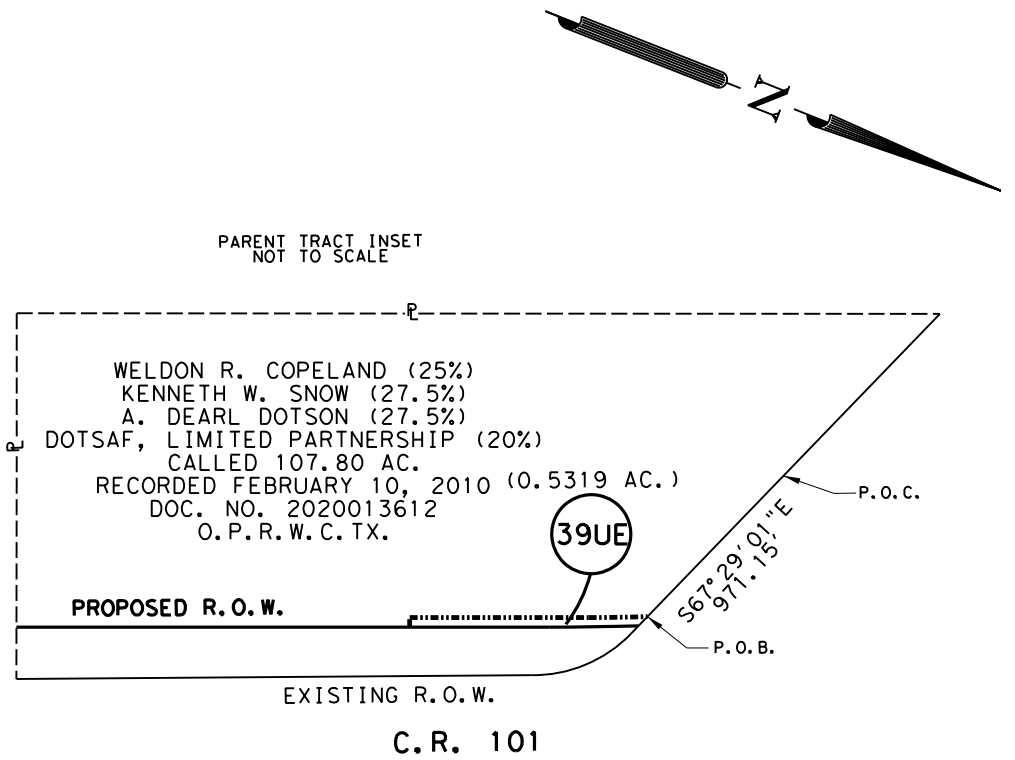
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

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

1/9/2026

 DATE



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_39E\Esmt_39E.dgn					
EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT
			4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF WELDON R. COPELAND (25%) KENNETH W. SNOW (27.5%) A. DEARL DOTSON (27.5%) DOTSAF, LIMITED PARTNERSHIP (20%) UTILITY EASEMENT 39UE 0.5319 AC. (23,168 SQ. FT.)					

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 7
December 20, 2024
Parcel No.: 82E

PROPERTY DESCRIPTION FOR PARCEL 82E

DESCRIPTION OF A 2.418 ACRE (105,343 SQ. FT.) EASEMENT LOCATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 30.842 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DON FRAZIER AND JILL FRZIER, RECORDED OCTOBER 29, 2021, IN DOCUMENT NO. 2021165423, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING FURTHER DESCRIBED IN DOCUMENT NO. 2015040347, O.P.R.W.C.TX.; SAID 2.418 ACRE (105,343 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 449.27 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 251+12.63 on the existing north right-of-way line of C.R. 368, a variable width right-of-way, no record information found, for the southeast corner of remainder of a called 10.00 acre tract, described in a deed to Michael T. Marx, recorded in Document No. 2007056988, same being the most southerly southwest corner of said remainder of a called 30.842 tract;

THENCE North 22°49'47" West, departing the existing north R.O.W. line of said C.R. 368, with the east common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of 632.74 feet to a calculated point (Surface Coordinates: N=10,194,831.02, E=3,187,388.69) 441.84 feet right of East Wilco Highway E.C.S. 257+45.32, for the **POINT OF BEGINNING** of the easement described herein;

- 1) **THENCE, North 22°49'47" West**, continuing with the east common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of **93.17 feet** to a calculated point 440.74 feet right of East Wilco Highway E.C.S. 258+38.48, for an interior ell corner of said remainder of a called 30.842 acre tract, same being the northeast corner of said remainder of a called 10.0 acre tract;
- 2) **THENCE, South 66°27'19" West**, with west common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of **139.45 feet** to a calculated point 301.34 feet right of East Wilco Highway E.C.S. 258+35.11, from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set on the proposed east right-of-way line of East Wilco Highway bears S66°27'19"W 46.86 feet;
- 3) **THENCE, North 80°21'14" West**, departing the west common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, over and across said remainder of a called 30.842 acre tract, a distance of **42.58 feet** to a calculated point 265.14 feet right of East Wilco Highway E.C.S. 258+57.55 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of the easement described herein, said point being the beginning of a curve to the right;
- 4) **THENCE**, with the proposed east right-of-way line of said East Wilco Highway and said curve to the right, an arc distance of 185.42 feet, through a central angle of 07°34'39", having a radius of 1,402.00 feet, and a chord that bears North 06°29'03" East, a distance of 185.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 353.95 feet right of East Wilco Highway E.C.S. 260+20.16, for the northwest corner of the easement described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 7
December 20, 2024
Parcel No.: 82E

THENCE, departing the proposed east right-of-way line of East Wilco Highway, over and across said remainder of a called 30.842 acre tract, the following six (6) courses and distances numbered 5-10;

- 5) **South 80°21'14" East**, a distance of **55.63 feet** to a calculated point 401.23 feet right of East Wilco Highway E.C.S. 259+90.84,
- 6) **South 79°34'12" East**, a distance of **203.17 feet** to a calculated point 572.42 feet right of East Wilco Highway E.C.S. 258+81.42,
- 7) **South 69°34'12" East**, a distance of **486.29 feet** to a calculated point 930.45 feet right of East Wilco Highway E.C.S. 255+52.35, for the northeast corner of the easement described herein,
- 8) **South 20°25'48" West**, a distance of **42.00 feet** to a calculated point 902.03 feet right of East Wilco Highway E.C.S. 255+21.42,
- 9) **South 70°25'48" West**, a distance of **118.39 feet** to a calculated point 783.76 feet right of East Wilco Highway E.C.S. 255+26.77,

THIS SPACE IS INTENTIONALLY LEFT BLANK

WILLIAMSON COUNTY, TEXAS
 DOC. NO. 2017063984
 O. P. R. W. C. TX.

EAST WILCO HIGHWAY
 ENGINEER'S CENTERLINE
 S22°09'24"E 6,740.51'

C.R. 101
 (VARIABLE WIDTH R.O.W.)

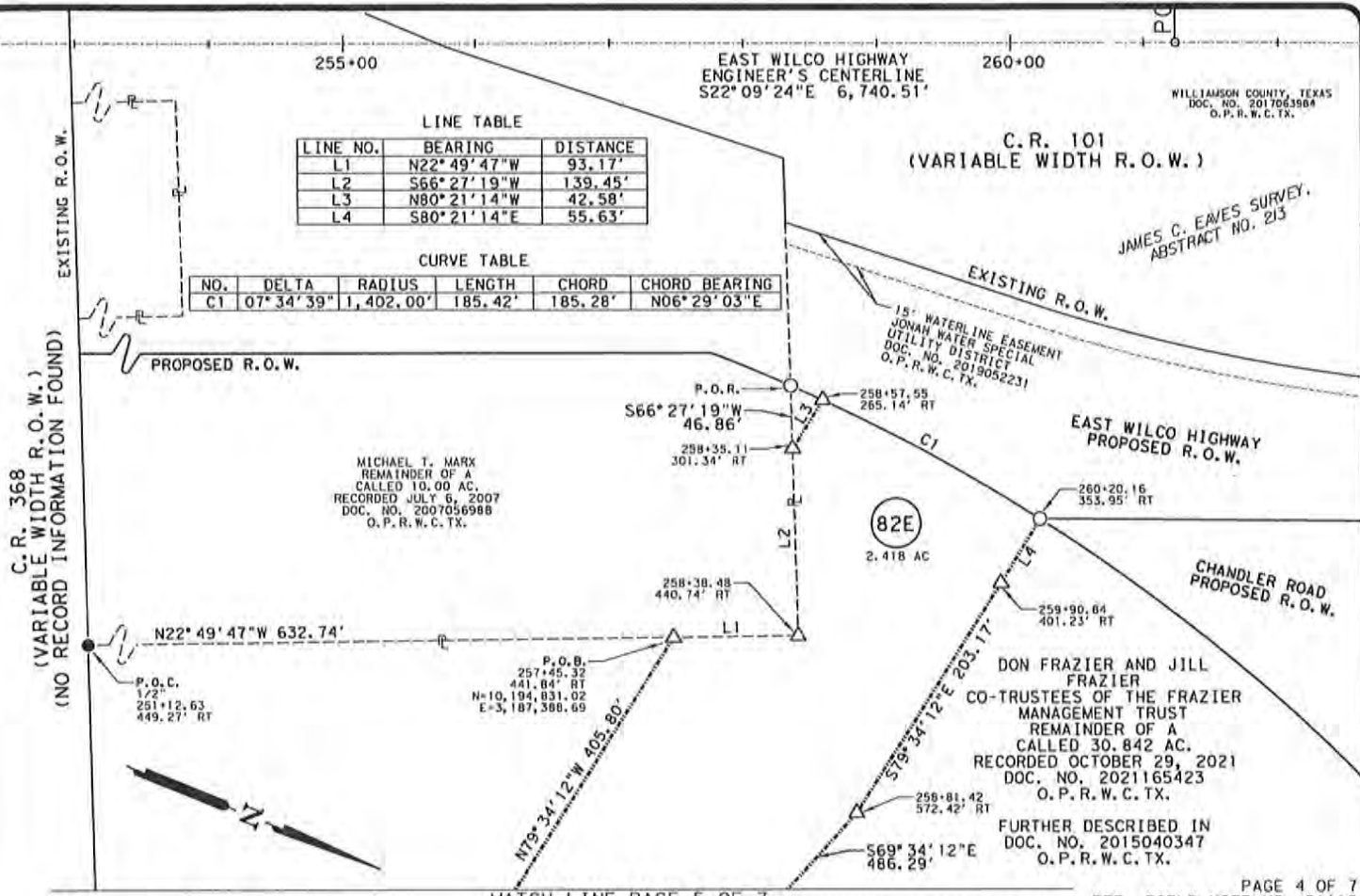
JAMES C. EAMES SURVEY
 ABSTRACT NO. 213

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N22°49'47"W	93.17'
L2	S66°27'19"W	139.45'
L3	N80°21'14"W	42.58'
L4	S80°21'14"E	55.63'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	07°34'39"	1,402.00'	185.42'	185.28'	N06°29'03"E



C.R. 368
 (VARIABLE WIDTH R.O.W.)
 (NO RECORD INFORMATION FOUND)

PROPOSED R.O.W.

MICHAEL T. MARX
 REMAINDER OF A
 CALLED 10.00 AC.
 RECORDED JULY 6, 2007
 DOC. NO. 2007056988
 O. P. R. W. C. TX.

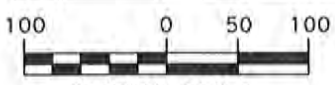
82E
 2.418 AC

EAST WILCO HIGHWAY
 PROPOSED R.O.W.

CHANDLER ROAD
 PROPOSED R.O.W.

DON FRAZIER AND JILL
 FRAZIER
 CO-TRUSTEES OF THE FRAZIER
 MANAGEMENT TRUST
 REMAINDER OF A
 CALLED 30.842 AC.
 RECORDED OCTOBER 29, 2021
 DOC. NO. 2021165423
 O. P. R. W. C. TX.

FURTHER DESCRIBED IN
 DOC. NO. 2015040347
 O. P. R. W. C. TX.



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

MATCH LINE PAGE 5 OF 7

PAGE 4 OF 7
 REF. FIELD NOTE NO. 51110

EXISTING	*25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 AC. RIGHT
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4801 Southwest Parkway
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 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF DON FRAZIER AND
 JILL FRAZIER
 PARCEL 82E
 2.418 AC. (105,343 SQ. FT.)

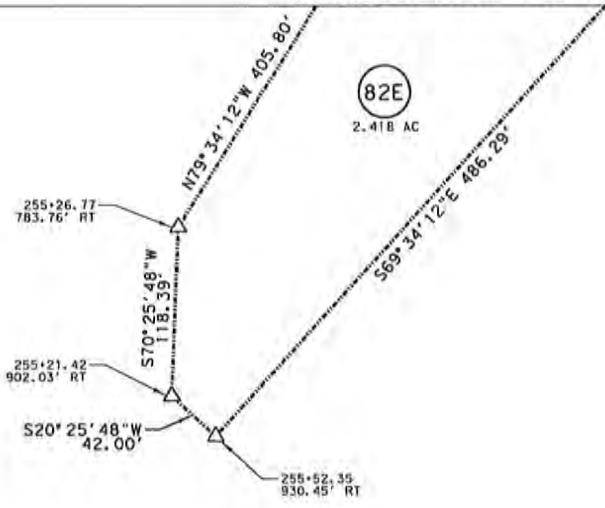
MATCH LINE PAGE 4 OF 7

EXISTING R.O.W.

82E
2.418 AC

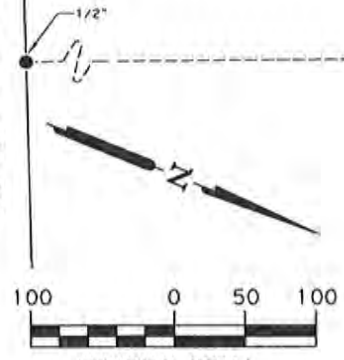
DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
REMAINDER OF A
CALLED 30.842 AC.
RECORDED OCTOBER 29, 2021
DOC. NO. 2021165423
O. P. R. W. C. TX.

FURTHER DESCRIBED IN
DOC. NO. 2015040347
O. P. R. W. C. TX.



C. R. 368
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

TERRY GIBICH AND PHYLLIS
B. GIBICH
REMAINDER OF A CALLED
12.794 AC.
DOC. NO. 2005061151
O. P. R. W. C. TX.



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

FILE: \\sam\nc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Eamt_82E\Parcel_82E_2.dgn

EXISTING	*25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 AC.	RIGHT
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SAMTM
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF DON FRAZIER AND
JILL FRAZIER
PARCEL 82E
2.418 AC. (105,343 SQ. FT.)

SCHEDULE B1

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 0T2403127, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

- A. RIGHT OF WAY EASEMENT DATED JULY 13, 1972, EXECUTED BY MRS. J. W. PARKS TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 563, PAGE 698, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- B. EASEMENT AND RIGHT OF WAY DATED OCTOBER 10TH AND OCTOBER 16TH, 1978, EXECUTED BY FRED R. PARKS, JR. AND MARTHA J. PARKS ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 147, PAGE 142, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- C. RIGHT OF WAY EASEMENT DATED MAY 15, 1996, EXECUTED BY FRED PARKS ESTATE ET AL TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9652478, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)
- D. WATERLINE EASEMENT DATED APRIL 25, 2019, EXECUTED BY DON P. FRAZIER AND JILL D. FRAZIER TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019052231, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)
- E. DRAINAGE EASEMENT DATED OCTOBER 26, 2011, EXECUTED BY DONHAM P. FRAZIER AND FRAZIER FAMILY INVESTMENTS, LTD. TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2011075348, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)
- F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (SUBJECT TO, IF APPLICABLE)
- G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)
- H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)
- I. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)
- J. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)
- K. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) (SUBJECT TO, IF APPLICABLE)

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EXISTING	*25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 AC. RIGHT
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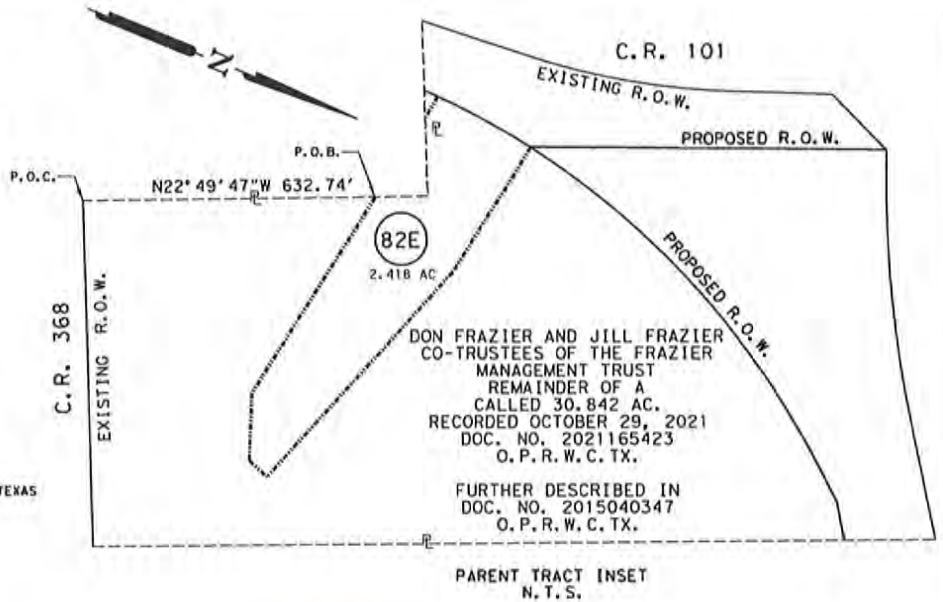


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 Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF DON FRAZIER AND
 JILL FRAZIER
 PARCEL 82E
 2.418 AC. (105,343 SQ. FT.)

LEGEND

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



DON FRAZIER AND JILL FRAZIER
 CO-TRUSTEES OF THE FRAZIER
 MANAGEMENT TRUST
 REMAINDER OF A
 CALLED 30.842 AC.
 RECORDED OCTOBER 29, 2021
 DOC. NO. 2021165423
 O. P. R. W. C. TX.

FURTHER DESCRIBED IN
 DOC. NO. 2015040347
 O. P. R. W. C. TX.

PARENT TRACT INSET
 N. T. S.

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, OF NO. 012403127, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- AREA CALCULATED BY SAM, LLC.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

12/20/2024

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

DATE

FILE:\sam\inc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Eemt_82E\Parcel1_82E_2.dgn

EXISTING	*25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 AC.	RIGHT
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 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF DON FRAZIER AND
 JILL FRAZIER
 PARCEL 82E
 2.418 AC. (105,343 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 5
November 21, 2025
Parcel No.:85UE

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 85UE

DESCRIPTION OF A 0.1970 ACRE (8,581 SQ. FT.) UTILITY EASEMENT LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND WIFE, LINDA ROZNOVAK, RECORDED SEPTEMBER 27, 2006, IN DOCUMENT NO. 2006083935, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.1970 ACRE (8,581 SQ. FT.) UTILITY EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 277+25.90 on the proposed east right-of-way line of East Wilco Highway, for a future exterior corner of the remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 255.45 feet right of East Wilco Highway E.C.S. 276+61.72, bears with a curve to the left, an arc distance of 69.06 feet, through a central angle of 04°01'46", having a radius of 982.00 feet, and a chord that bears South 43°08'07" East, a distance of 69.05 feet;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 50 acre tract, a distance of 76.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N= 10,196,660.94, E= 3,186,434.48) set 230.00 feet right of East Wilco Highway E.C.S. 278+02.72, on the north line of said remainder of a called 50 acre tract and the south line of said 30.00 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the utility easement described herein;

1) **THENCE, North 21°30'11" West**, continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, a distance of **572.05 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway E.C.S. 283+74.77, on the south line of a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement, dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and the north line of said 30.00 acre tract, for the northwest corner of the utility easement described herein;

2) **THENCE, North 68°29'57" East**, departing the proposed east right-of-way line of said East Wilco Highway, with the north line of said 30.00 acre tract, and the south line of said remainder of a called 71.00 acre tract, a distance of **15.00 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 283+74.76, for the northeast corner of the utility easement described herein;

3) **THENCE, South 21°30'11" East**, departing the north line of said 30.00 acre tract, and the south line of said remainder of a called 71.00 acre tract, over and across said 30.00 acre tract, a distance of **572.05 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 278+02.71, on the south line of said 30.00 acre tract, and the north line of said remainder of a called 50.00 acre tract, for the south corner of the utility easement described herein;

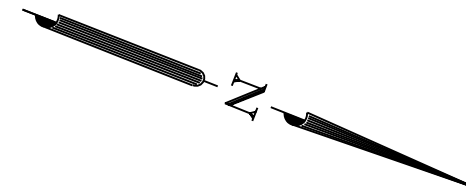
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 01' 46"	982.00'	69.06'	69.05'	S43° 08' 07" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21° 30' 11" W	76.82'
L2	N68° 29' 57" E	15.00'
L3	S68° 29' 57" W	15.00'

SILAS PALMER SURVEY.
SECTION NO. 12.
ABSTRACT NO. 499



N21° 30' 11" W 7,190.97

280+00

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

285+00

C. R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

EXISTING R.O.W.

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2017024803
O. P. R. W. C. TX.

CORRECTION AFFIDAVIT
DOC. NO. 2017045935
O. P. R. W. C. TX.

P.O.C.
277+25.90
230.00' RT

L1

P.O.B.
278+02.72
230.00' RT

N=10,196,660.94
E=3,186,434.48

P.O.R.
276+61.72
255.45' RT

CHARLOTTE LYN DAVIS
REMAINDER OF A
CALLED 50 AC.
FIRST TRACT
DOC. NO. 2000014961
O. P. R. W. C. TX.

DIRT ROAD

85UE (0.1970 AC.)

(N19° 00' W 572.07')

EXISTING R.O.W.

N21° 30' 11" W 572.05'

PROPOSED R.O.W.

S21° 30' 11" E 572.05'

APPROXIMATE LOCATION OF CENTERLINE
20' WIDE EASEMENT
TEXAS POWER & LIGHT COMPANY
VOL. 1369, PG. 163
O. R. W. C. TX.

(S70° 57' 10" W 2285.84')

283+74.76
245.00' RT

**
283+74.77
230.00' RT

JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
DOC. NO. 2024046146
O. P. R. W. C. TX.

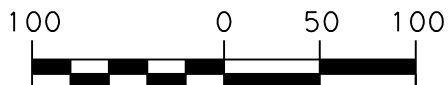
FURTHER DESCRIBED IN
VOL. 352, PG. 98
D. R. W. C. TX.

(N70° 57' 01" E 2282.83')

JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
RECORDED SEPTEMBER 27, 2006
DOC. NO. 2006083935
O. P. R. W. C. TX.

PAGE 3 OF 5
REF. FIELD NOTE NO. 51620

FILE: \\saminc\aus\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_85UE\Parcel 85UE.dgn



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

EXISTING	30.00 AC.	ACQUIRE	0.0000 AC.	REMAINING	30.0000 AC. RT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
UTILITY EASEMENT 85UE
0.1970 AC. (8,581 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2403129, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. EASEMENT DATED JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

C. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

D. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (SUBJECT TO, IF APPLICABLE)

E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, EXECUTED BY JERRY E. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, PAGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS PARCEL AS SHOWN ON PLAT)

G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

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

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

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

FILE: \\saminc\aus\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_85UE\Parcel 85UE.dgn

EXISTING	30.00 AC.	ACQUIRE	0.0000 AC.	REMAINING	30.0000 AC.	RT
----------	-----------	---------	------------	-----------	-------------	----



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
UTILITY EASEMENT 85UE
0.1970 AC. (8,581 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403129, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

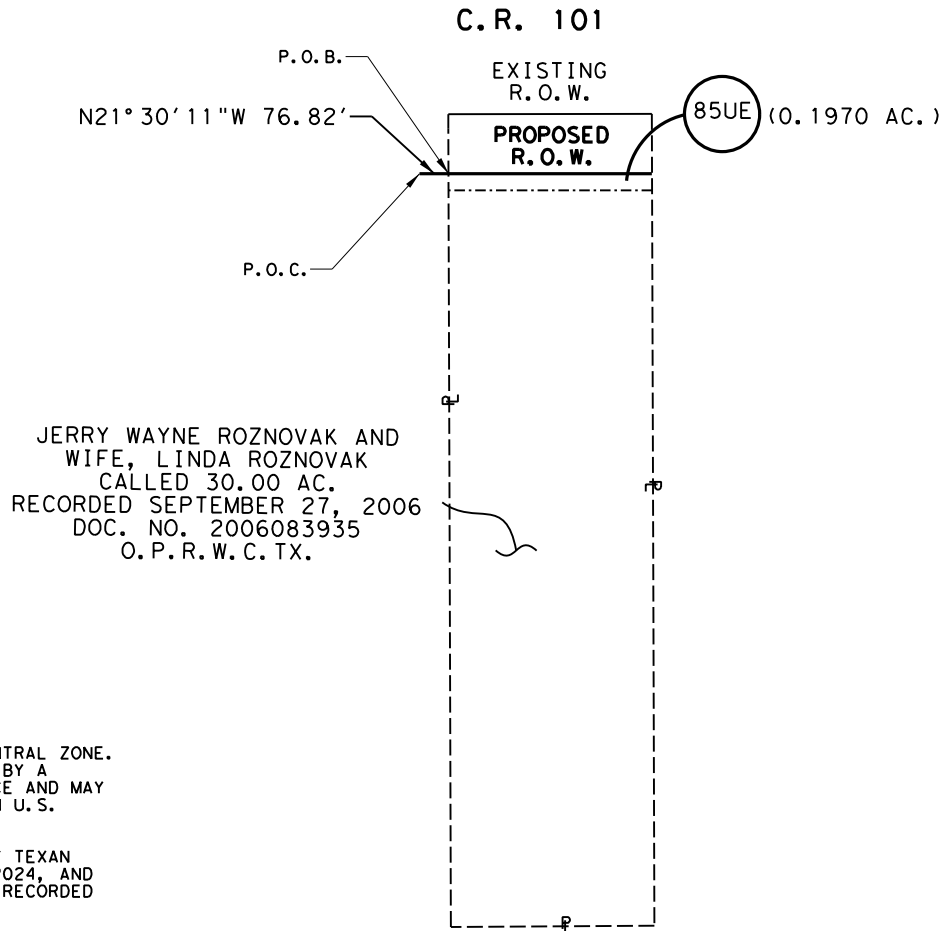
Preliminary

11/21/2025 2:04:28 PM

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

DATE

PARENT TRACT INSET
NOT TO SCALE



JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
RECORDED SEPTEMBER 27, 2006
DOC. NO. 2006083935
O.P.R.W.C.TX.

FILE: \\saminc\aus\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_85UE\Parcel 85UE.dgn

EXISTING	30.00 AC.	ACQUIRE	0.0000 AC.	REMAINING	30.0000 AC.	RT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
UTILITY EASEMENT 85UE
0.1970 AC. (8,581 SQ. FT.)

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 5
February 16, 2026
Utility Easement No.: 86AUE

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 86AUE

DESCRIPTION OF A 0.1034 ACRE (4,503 SQ. FT.) UTILITY EASEMENT LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.007 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRANDON KEITH ROZNOVAK AND ABBY MARIE ROZNOVAK, RECORDED MARCH 1, 2021, IN DOCUMENT NO. 2021027533, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.1034 ACRE (4,503 SQ. FT.) UTILITY EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 278+02.72 on the proposed east right-of-way line of East Wilco Highway, same being the north line of a remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., and the south line of a called 30.00 acre tract of land, described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2006083935, O.P.R.W.C.TX.;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, passing at a distance of 572.05 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 283+74.77 on the common line of said 30.00 acre tract and a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of The Roznovak Family Revocable Trust Agreement Dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and continuing for a total distance of 587.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 283+90.16 for an angle point in the proposed east right-of-way line of said East Wilco Highway;

THENCE, North 23°24'42" West, continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, a distance of 289.49 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,197,473.16, E=3,186,104.12) set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49, on the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the utility easement described herein;

- 1) **THENCE, North 23°24'42" West**, continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said 5.007 acre tract, a distance of **300.21 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54, on the northerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the northwest corner of the utility easement described herein;
- 2) **THENCE, North 68°33'41" East**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.01 feet** to a calculated point 225.37 feet right of East Wilco Highway E.C.S. 289+79.52, for the northeast corner of the utility easement described herein;
- 3) **THENCE, South 23°24'42" East**, departing the northerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, over and across said 5.007 acre tract, a distance of **300.21 feet** to a calculated point 235.37 feet right of East Wilco Highway E.C.S. 286+79.47 on the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the southeast corner of the utility easement described herein;

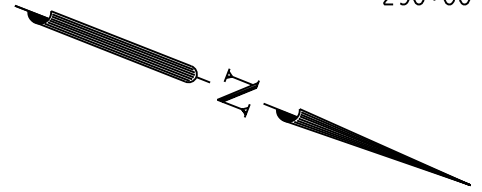
EAST WILCO HIGHWAY ENGINEER'S CENTERLINE

N21°30'11"W 7,190.97'

285+00

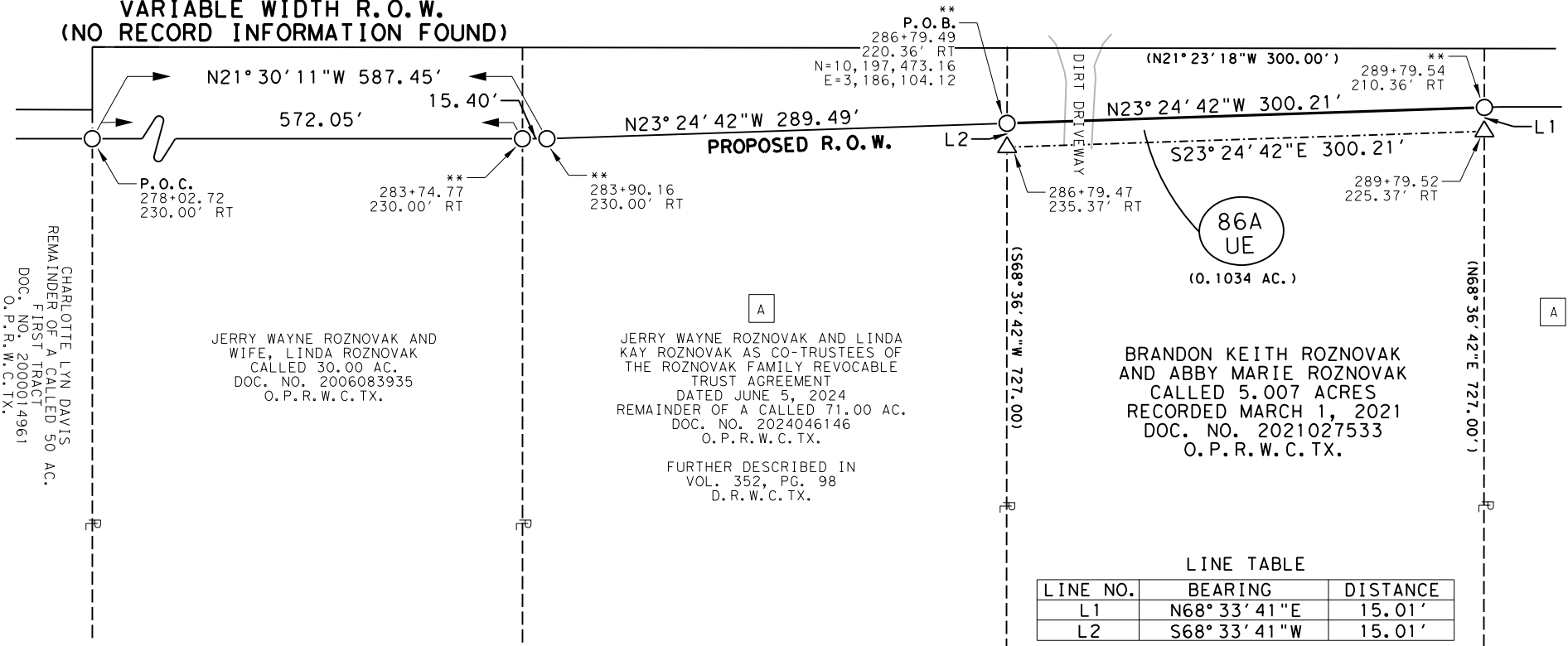
290+00

SILAS PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499



EXISTING R.O.W.

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)



CHARLOTTE LYN DAVIS
REMAINDER OF A CALLED 50 AC.
DOC. NO. 2000014961
O.P.R.W.C. TX.

JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
DOC. NO. 2006083935
O. P. R. W. C. TX.

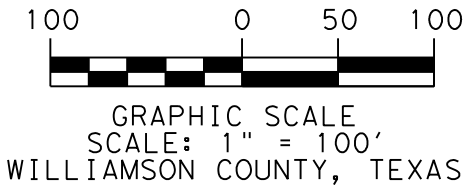
JERRY WAYNE ROZNOVAK AND LINDA
KAY ROZNOVAK AS CO-TRUSTEES OF
THE ROZNOVAK FAMILY REVOCABLE
TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
DOC. NO. 2024046146
O. P. R. W. C. TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D. R. W. C. TX.

BRANDON KEITH ROZNOVAK
AND ABBY MARIE ROZNOVAK
CALLED 5.007 ACRES
RECORDED MARCH 1, 2021
DOC. NO. 2021027533
O. P. R. W. C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N68°33'41"E	15.01'
L2	S68°33'41"W	15.01'



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_86AUE\86AUE.dgn

EXISTING	5.007 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.007 AC. RIGHT
----------	-----------	---------	------------	-----------	-----------------

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK
AND ABBY MARIE ROZNOVAK
UTILITY EASEMENT 86AUE
0.1034 AC. (4,503 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2504284, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)


- A. EASEMENT DATED JUNE 28, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- B. EASEMENT DATED FEBRUARY 6, 1941, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- C. COAL, LIGNITE, OIL, GAS OR OTHER MINERAL INTEREST(S), TOGETHER WITH RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 23, 1942 AND RECORDED ON NOVEMBER 4, 1942 IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH DOCUMENT CONTAINS THE FOLLOWING LANGUAGE "TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AT ALL TIMES FOR THE PURPOSE OF EXPLORING, MINING, SAVING, MARKETING AND TAKING CARE OF SAID PRODUCTS". REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SUBJECT TO, IF APPLICABLE)
- D. EASEMENT DATED JULY 23, 1962, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- E. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, TO TEXAS POWER & LIGHT, RECORDED IN VOLUME 1369, PAGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)
- F. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)
- G. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN RESOLUTION RECORDED UNDER DOCUMENT NO. 2010079705, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT SURVEY RELATED)
- H. OSSF ROUTINE MAINTENANCE AFFIDAVIT RECORDED UNDER DOCUMENT NO. 2022063512, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)
- I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)
- J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)
- K. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)

L. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

M. ITEM INTENTIONALLY DELETED.

N. DIRT DRIVEWAY CROSSING THE LAND AS SHOWN ON SURVEY PLAT DATED JANUARY 9, 2026, PREPARED BY SCOTT C. BRASHEAR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6660, SURVEYING AND MAPPING, LLC.

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_86AUE\86AUE.dgn

EXISTING	5.007 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.007 AC. RIGHT
			4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF BRANDON KEITH ROZNOVAK AND ABBY MARIE ROZNOVAK UTILITY EASEMENT 86AUE 0.1034 AC. (4,503 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- ⬡ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)
- — — PROPERTY LINE
- · - · - ABSTRACT/SURVEY LINE
- - - - - EASEMENT LINE
- ===== EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2504284, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

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

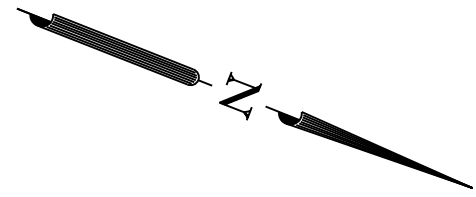
2/16/2026

 DATE

EXISTING	5.007 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.007 AC. RIGHT
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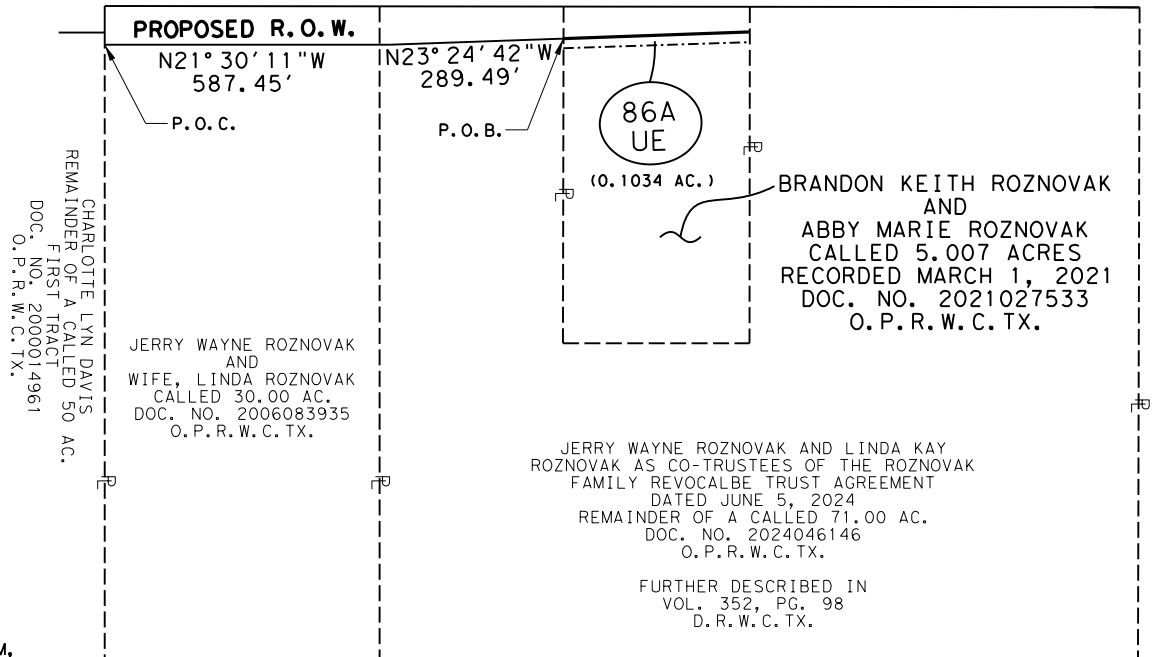
SAMTM
 4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 BRANDON KEITH ROZNOVAK
 AND ABBY MARIE ROZNOVAK
 UTILITY EASEMENT 86AUE
 0.1034 AC. (4,503 SQ. FT.)



PARENT TRACT INSET
 NOT TO SCALE

C.R. 101
 EXISTING R.O.W.



CHARLOTTE LYN DAVIS
 REMAINDER OF A CALLED 50 AC.
 FIRST TRACT
 DOC. NO. 2000014961
 O.P.R.W.C.TX.

JERRY WAYNE ROZNOVAK
 AND
 WIFE, LINDA ROZNOVAK
 CALLED 30.00 AC.
 DOC. NO. 2006083935
 O.P.R.W.C.TX.

JERRY WAYNE ROZNOVAK AND LINDA KAY
 ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK
 FAMILY REVOCALBE TRUST AGREEMENT
 DATED JUNE 5, 2024
 REMAINDER OF A CALLED 71.00 AC.
 DOC. NO. 2024046146
 O.P.R.W.C.TX.

FURTHER DESCRIBED IN
 VOL. 352, PG. 98
 D.R.W.C.TX.



FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\smt_86AUE\86AUE.dgn

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 7
February 16, 2026
Utility Easement No.: 86UE Part 1 and 2

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 86UE PART 1 AND 2

DESCRIPTION OF TWO (2) EASEMENTS TOTALING 0.3485 ACRES (15,181 SQ. FT.) OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 71.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024, RECORDED JUNE 11, 2024, IN DOCUMENT NO. 2024046146, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED IN VOLUME 352, PAGE 98, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 0.3485 ACRE (15,181 SQ. FT.) EASEMENTS, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.1050 acres (4,573 sq. ft.)

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 278+02.72 on the proposed east right-of-way line of East Wilco Highway, same being the north line of a remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., and the south line of a called 30.00 acre tract of land, described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2006083935, O.P.R.W.C.TX.;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, a distance of 572.05 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,197,193.18, E=3,186,224.79) set** 230.00 feet right of East Wilco Highway E.C.S. 283+74.77 on the south line of said remainder of a called 71.00 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) **North 21°30'11" West**, a distance of **15.40 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 230.00 feet right of East Wilco Highway E.C.S. 283+90.16, and
- 2) **North 23°24'42" West**, a distance of **289.49 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49 on the south line of a called 5.007 acre tract of land, described in a deed to Brandon Keith Roznovak and Abby Marie Roznovak, recorded in Document No. 2021027533, O.P.R.W.C.TX., and the north line of said remainder of a called 71.00 acre tract, for the northwest corner of the easement described herein;
- 3) **THENCE, North 68°33'41" East**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.01 feet** to a calculated point 235.37 feet right of East Wilco Highway E.C.S. 286+79.47, for the northeast corner of the easement described herein;

THENCE, departing the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 4-5:

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 2 of 7
February 16, 2026
Utility Easement No.: 86UE Part 1 and 2

- 4) **South 23°24'42" East**, a distance of **289.22 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S 283+90.41, and
- 5) **South 21°30'11" East**, a distance of **15.65 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 283+74.76 on the north line of said 30.00 acre tract, same being the south line of said remainder of a called 71.00 acre tract, for the southeast corner of the easement described herein;
- 6) **THENCE, South 68°29'57" West**, with the common line of said 30.00 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.00 feet** to the **POINT OF BEGINNING**, and containing 0.1050 acres (4,573 sq. ft.) of land.

PART 2: 0.2435 acres (10,608 sq. ft.)

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 306+25.60 on the proposed east right-of-way line of East Wilco Highway, same being the south line of a called 10.33 acre tract of land, described in a deed to Karole Gay Eno, recorded in Volume 1170, Page 597, O.P.R.W.C.TX., and the north line of a called 50 acre tract of land, described as Second Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX.;

THENCE, South 21°30'11" East, with the proposed east right-of-way line of said East Wilco Highway, over and across said 50 acre tract, a distance of 938.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,406.47, E=3,185,725.29) set 210.00 feet right of East Wilco Highway E.C.S. 296+86.70 on the north line of said remainder of a called 71.00 acre tract, same being the south line of said 50 acre tract, for the northwest corner and the **POINT OF BEGINNING** of the easement described herein;

- 1) **THENCE, North 68°37'13" East**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said remainder of a called 71.00 acre tract and said 50 acre tract, a distance of **15.00 feet** to a calculated point 225.00 feet right of East Wilco Highway E.C.S. 296+86.67, for the northeast corner of the easement described herein;

THENCE, departing the common line of said remainder of a called 71.00 acre tract and said 50 acre tract, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 2-3:

- 2) **South 21°30'11" East**, a distance of **696.10 feet** to a calculated point 225.00 feet right of East Wilco Highway E.C.S. 289+90.57, and
- 3) **South 23°24'42" East**, a distance of **11.06 feet** to a calculated point 225.37 feet right of East Wilco Highway E.C.S. 289+79.52 on the north line of a called 5.007 acre tract of land, described in a deed to Brandon Keith Roznovak and Abby Marie Roznovak, recorded in Document No. 2021027533, O.P.R.W.C.TX., same being the south line of said remainder of a called 71.00 acre tract, for the southeast corner of the easement described herein;
- 4) **THENCE, South 68°33'41" West**, with the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.01 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54 on the proposed east right-of-way line of said East Wilco Highway, for the southwest corner of the easement described herein;

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 3 of 7
February 16, 2026
Utility Easement No.: 86UE Part 1 and 2

THENCE, departing the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 5-6:

- 5) **North 23°24'42" West**, a distance of **10.79 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet right of East Wilco Highway E.C.S. 289+90.32, and
- 6) **North 21°30'11" West**, a distance of **696.38 feet** to the **POINT OF BEGINNING**, and containing 0.2435 acres (10,608 sq. ft.) of land.

Part 1: 0.1050 Acres (4,573 sq. ft.)
Part 2: 0.2435 Acres (10,608 sq. ft.)
Total: 0.3485 Acres (15,181 sq. ft.)

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

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

Bearing Basis:

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

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 2/16/2026

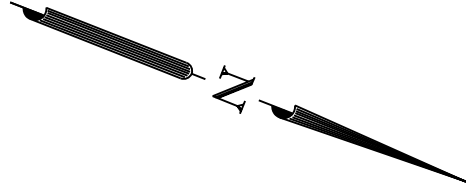
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE

N21° 30' 11" W 7,190.97

280+00

285+00



**C. R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)**

SILAS PALMER SURVEY.
SECTION NO. 12.
ABSTRACT NO. 499

EXISTING R.O.W.

EXISTING R.O.W.

PROPOSED R.O.W.

N21° 30' 11" W 572.05'

P.O.C.
86UE PART 1
278+02.72
230.00' RT

**
P.O.B.
86UE PART 1
283+74.77
230.00' RT
N=10,197,193.18
E=3,186,224.79

283+74.76
245.00' RT

(S19° E 339 VARAS) **
283+90.16
230.00' RT
286+79.49
220.36' RT

N23° 24' 42" W 289.49'

S23° 24' 42" E 289.22'

286+79.47
235.37' RT

86UE
PART 1
(0.1050 AC.)

JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
DOC. NO. 2006083935
O. P. R. W. C. TX.

JERRY WAYNE ROZNOVAK AND
LINDA KAY ROZNOVAK AS CO-TRUSTEES OF
THE ROZNOVAK FAMILY REVOCABLE
TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046146
O. P. R. W. C. TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D. R. W. C. TX.

BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
CALLED 5.007 ACRES
DOC. NO. 2021027533
O. P. R. W. C. TX.

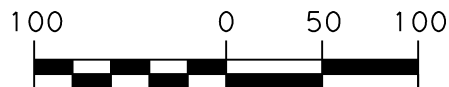
CHARLOTTE LYN DAVIS
REMAINDER OF A CALLED 50 AC.
FIRST TRACT
DOC. NO. 2000014961
O. P. R. W. C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21° 30' 11" W	15.40'
L2	N68° 33' 41" E	15.01'
L3	S21° 30' 11" E	15.65'
L4	S68° 29' 57" W	15.00'

(N70° 57' 10" E 2282.83')

(S68° 36' 42" W 727.00')



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

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_86E_Part1&2\Esmt_86E_Part1&2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.00 AC.	REMAINING	*65.993 AC. RT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
UTILITY EASEMENT 86UE PART 1 AND 2
0.3485 AC. (15,181 SQ. FT.)

PAGE 4 OF 7
REF. FIELD NOTE NO. 51619

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE

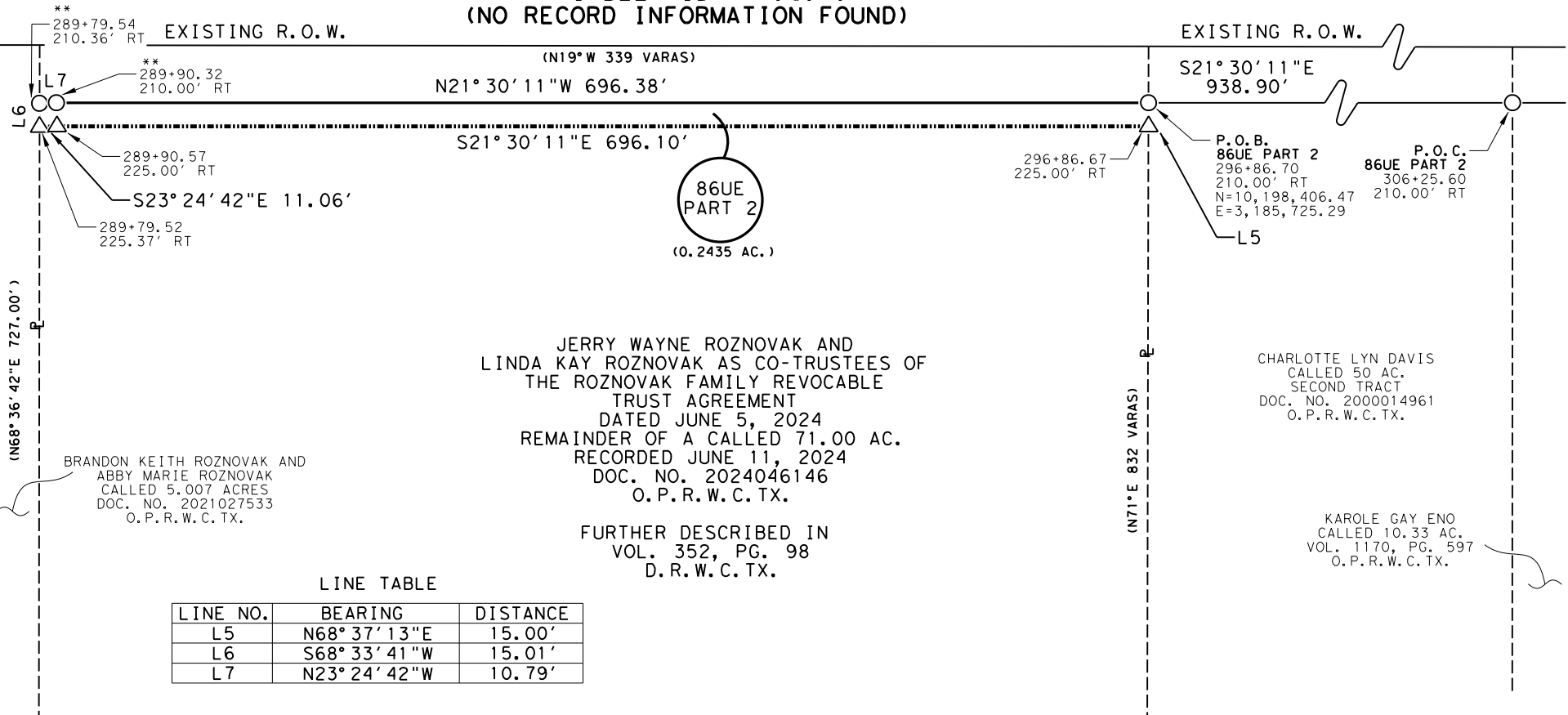
N21° 30' 11" W 7,190.97

290+00

295+00

SILAS PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499

C. R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)



JERRY WAYNE ROZNOVAK AND
LINDA KAY ROZNOVAK AS CO-TRUSTEES OF
THE ROZNOVAK FAMILY REVOCABLE
TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046146
O. P. R. W. C. TX.

CHARLOTTE LYN DAVIS
CALLED 50 AC.
SECOND TRACT
DOC. NO. 2000014961
O. P. R. W. C. TX.

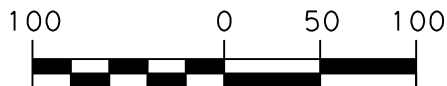
KAROLE GAY ENO
CALLED 10.33 AC.
VOL. 1170, PG. 597
O. P. R. W. C. TX.

BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
CALLED 5.007 ACRES
DOC. NO. 2021027533
O. P. R. W. C. TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D. R. W. C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L5	N68° 37' 13" E	15.00'
L6	S68° 33' 41" W	15.01'
L7	N23° 24' 42" W	10.79'



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

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_86E_Par+1&2\Esmt_86E_Par+1&2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.00 AC.	REMAINING	*65.993 AC. RT
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4801 Southwest Parkway
Building Two, Suite 100
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(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
UTILITY EASEMENT 86UE PART 1 AND 2
0.3485 AC. (15,181 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2504285, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (NOT A SURVEY MATTER)

B. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)

C. EASEMENT DATED JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

D. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

F. ITEM INTENTIONALLY DELETED.

G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

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

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


J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

K. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

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

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

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EXISTING	*65.993 AC.	ACQUIRE	0.00 AC.	REMAINING	*65.993 AC. RT
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024 UTILITY EASEMENT 86UE PART 1 AND 2 0.3485 AC. (15,181 SQ. FT.)	

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊕ MAG NAIL FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- ===== PARCEL LIMITS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. 6T2504285, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

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

2/16/2026

DATE

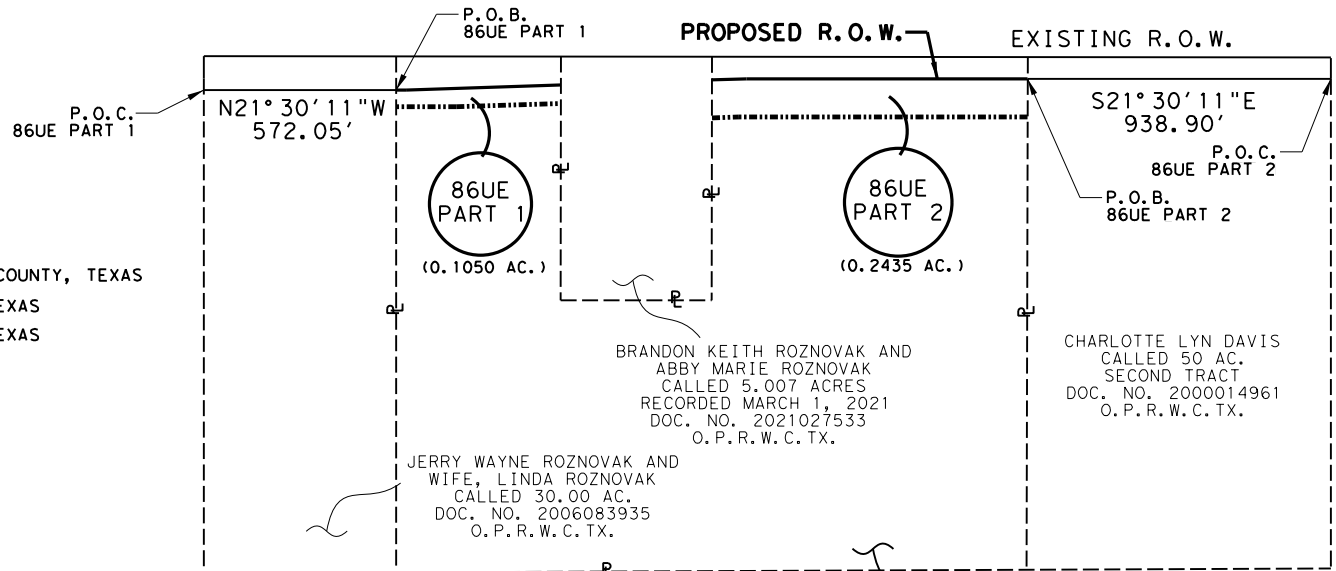


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Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
UTILITY EASEMENT 86UE PART 1 AND 2
0.3485 AC. (15,181 SQ. FT.)

PARENT TRACT INSET
NOT TO SCALE

C.R. 101



JERRY WAYNE ROZNOVAK AND
LINDA KAY ROZNOVAK AS CO-TRUSTEES OF
THE ROZNOVAK FAMILY REVOCABLE
TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046146
O.P.R.W.C.TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D.R.W.C.TX.



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EXISTING	*65.993 AC.	ACQUIRE	0.00 AC.	REMAINING	*65.993 AC. RT
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PAGE 7 OF 7
REF. FIELD NOTE NO. 51619