

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS

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Parcel Nos.: 4, 5, 6, and 12

COUNTY OF WILLIAMSON

§

§

Project: CR 314

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** ("County"), and **PALE RIDER LP**, a Texas limited partnership (the "Grantor" whether one or more), grants to the County, their contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing the proposed CR 314 roadway improvements and utility adjustments (the "Project"). The property subject to this Agreement is described more fully in field notes, plat map, or other description attached as Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E", Exhibit "F", Exhibit "G", Exhibit "H", and Exhibit "I", and made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells, and conveys to the County the right of entry and exclusive possession and use of the Property for the purpose of constructing roadway and utility line and facility adjustments and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation, and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the County will tender to the Grantor the sum of EIGHT HUNDRED TWENTY-FIVE THOUSAND FIVE HUNDRED NINETY-TWO AND 60/100 Dollars (\$825,592.60) for Parcels 4 and 5 and FIVE HUNDRED EIGHTY-ONE THOUSAND FIVE HUNDRED FIFTY-SEVEN and 14/100 Dollars (\$581,557.14) for Parcels 6 and 12 for a total compensation of ONE MILLION FOUR HUNDRED SEVEN THOUSAND ONE HUNDRED FORTY-NINE and 74/100 Dollars (\$1,407,149.74). The Grantor agrees that this sum represents adequate and full compensation for the possession and use of the Property. The County will be entitled to take possession and use of the Property upon the Effective Date, subject to the conditions in paragraph 14 below, if any.

The parties agree that the sum tendered represents 90% of the County's current approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the County's determination of the just compensation owed to the Grantor for the real property interest currently sought to be acquired by the County in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas and sulphur. The parties agree that the sum tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' award or court judgment. In the event the amount of the final settlement or judgment for acquisition of the Property finally acquired is less than the amount the

County has paid for the possession and use of the Property, then the Grantor agrees that the original amount tendered represents an overpayment for the difference and, upon written notice from the County, the Grantor will promptly refund the overpayment to the County.

3. The effective date of this Agreement will be the date on which payment pursuant to Paragraph 2 above was tendered to the Grantor by the County or delivered to a title company acting as escrow agent for the transaction (the "Effective Date").
4. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances except as disclosed to Grantee in those certain title commitments numbered GT2301875 (Parcel 4), GT2301876 (Parcel 5), GT2402967 (Parcel 5EE), GT2301877 (Parcel 6), GT2301890 (Parcel 12), GT2402969 (Parcel 12E) all issued on October 21, 2025, and GT2402698 (Parcel 6E and Parcel 6EE) issued on October 23, 2025 by Longhorn Title Company, LLC (and any subsequent updates prior to the Effective Date), and that proper releases, if any, will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.

The above-mentioned warranties are made by Grantor and accepted by County subject the following:

- A. Visible and apparent easements not appearing of record;
 - B. Any discrepancies, conflicts or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and,
 - C. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be the date that is one hundred twenty (120) days from the date that this Agreement is executed by the final party below. Should the Special Commissioners' Award be greater than the amount paid in paragraph two (2) above, Grantee shall tender the difference to the registry of the court within sixty (60) days following the filing of the award.
 6. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the portion of the Property ultimately acquired by the County, encumbered with the improvements thereon, if any, and damages to the remainder of the Grantor's interest in any larger tract of which the Property is a part, if any (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. Project influence, if any, shall be taken into consideration in accordance with Texas law. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.

7. In the event the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of service of citation, or valid waiver of same, of an appeal or objection from Special Commissioners' findings pursuant to Section 21.018(b) of the Texas Property Code. Any interest accrual penalties will be deferred by the County until ninety (90) days after entry of judgment.
8. The purpose of this Agreement is to allow the County to proceed with its Project without delay and to allow the Grantor to have the use at this time of the estimated compensation for the County's acquisition of a real property interest in any portion of the Property necessary for the Project. The Grantor expressly acknowledges that the proposed Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property necessary for and related to the Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
9. The Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. The extraction of oil, gas, and minerals may not affect the geological stability of the surface. Nothing in this reservation will affect the title and rights of the County to take and use all other minerals and materials thereon, and thereunder.
10. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property until the Effective Date, including prorated taxes until the Effective Date for the year in which the County takes title to the Property.
11. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court within sixty (60) days after filing of said Award, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to any portion of the Property necessary for the Project either by negotiation, settlement, or final court judgment.
12. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
13. It is agreed the County will record this document in the Official Records of Williamson County.
14. Other conditions: County's use of the portion of the Property identified in Exhibit "C" shall further be limited to and subject to compliance with any of the required easement rights, terms, or limitations as described in the proposed Electric Utility Easement form attached hereto as Exhibit "J." County's use of the portion of the Property identified in Exhibits "E, F, & H" shall further be limited to and subject to compliance with any of the required easement rights, terms, or limitations as described in the proposed Water Utility Easement form attached hereto as Exhibit "K." County's use of the portion of the Property identified in Exhibit "F" shall further be limited to and subject to compliance with any of the required easement rights, terms, or limitations as described in the proposed Water Line Easement form attached hereto as Exhibit "L." County's use of the portion of the Property identified in Exhibit "I" shall further be limited to and subject to compliance with any of the required easement rights,

terms, or limitations as described in the proposed Water Utility Easement form attached hereto as Exhibit "M."

15. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration recited herein:

Tenants: None.

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

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

[signature pages follow]

GRANTOR:

PALE RIDER, LP,
a Texas limited partnership

By: Four Seasons Land and Development, LLC,
a Texas limited liability company, its General Partner

By: 
Robert S. Breedlove, Managing Member

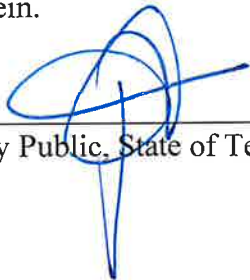
ACKNOWLEDGMENT

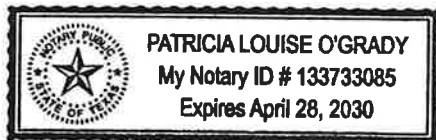
STATE OF TEXAS

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COUNTY OF Travis

This instrument was acknowledged before me on September 4, 2026 by Robert S. Breedlove, Managing Member of Four Seasons Land and Development, LLC, a Texas limited liability company, the general partner of PALE RIDER, LP, a Texas limited partnership, in the capacity and for the purposes and consideration recited therein.


Notary Public, State of Texas



COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF _____

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

Notary Public, State of Texas

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.6652 ACRE (28,978 SQUARE FOOT) TRACT OF LAND, LOCATED IN THE JOHN CAROUTHERS SURVEY, ABSTRACT 148, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 20.004 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO PALE RIDER, LP, OF RECORD IN DOCUMENT NO. 2020103251, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR) SAID 0.6652 ACRE (28,978 SQUARE FOOT) TRACT OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLs, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as N=10,262,199.14, E=3,151,517.45), being 68.03 feet right of Engineer's baseline station 58+68.03, on the proposed southerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), at its intersection with the westerly boundary line of that called 59.261 acre tract of land described in a Special Warranty Deed to Pale Rider, LP recorded in Document No. 2020071680, OPR, same line being the easterly boundary line of said 20.004 acre tract, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel, from which point a 1/2 inch iron rod with plastic cap stamped "MAPLES RPLS 5043" found being the southwesterly corner of said 59.261 acre tract and the southeasterly corner of said 20.004 acre tract, bears SOUTH 21°34'09" EAST, a distance of 1,249.58 feet;

1) THENCE, SOUTH 68°49'48" WEST departing said easterly boundary line, over and across the interior of said 20.004 acre tract of land, a distance of **674.01 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 112.32 feet right of Engineer's baseline station 51+93.00, on the proposed southerly right-of-way line of CR 314, in the easterly boundary line of that called 13.43 acre tract of land described in a General Warranty Deed with Vendor's Lien to Charles Eugene Bird Jr. recorded in Document No. 2020057735, OPR, same line being the westerly boundary line of said 20.004 acre tract of land, for the southwest corner of the herein described tract;

2) THENCE, NORTH 21°34'12" WEST, with the common line of said 13.43 acre tract of land and said 20.004 acre tract of land, a distance of **43.00 feet**, to a 1/2 inch iron rod found on the existing southerly right-of-way line of CR 314, for the northeast corner of said 13.43 acre tract of land, same point being the northwest corner of said 20.004 acre tract of land, for the northwest corner of the herein described tract, from which point a 1/2 inch iron rod found for the northeast corner of a called 10.90 acre tract of land described in a General Warranty Deed to Antonio J. Aviles, et al, recorded in Document No. 2019126979, OPR, and for the northwest corner of said 13.43 acre tract of land, bears SOUTH 69°07'04" WEST, a distance of 30.39 feet;

County: Williamson
Parcel: 4
Highway: CR 314

04/29/2024
Rev: 05/13/2025
Page 2 of 4

3) THENCE, NORTH 68°49'51" EAST, with said existing right-of-way line, a distance of **674.01 feet**, to a 1/2 inch iron rod with plastic cap stamped "MAPLES-RPLS 5043" found on the existing southerly right-of-way line of CR 314, for the northwest corner of aforementioned 59.261 acre tract of land, same point being the northeast corner of said 20.004 acre tract of land, for the northeast corner of the herein described tract;

4) THENCE, SOUTH 21°34'09" EAST, with the common line of said 59.261 acre tract and said 20.004 acre tract, a distance of **42.99 feet**, to the **POINT OF BEGINNING** and containing 0.6652 acres of land (28,978 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired), and between January 2023 and February 2025 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of May, 2025, A.D.

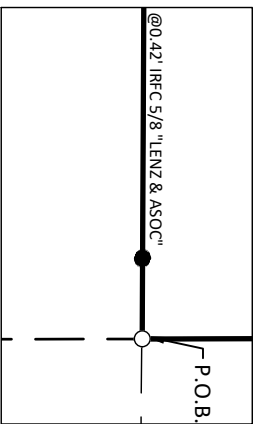
INLAND GEODETICS


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
SLAN-001



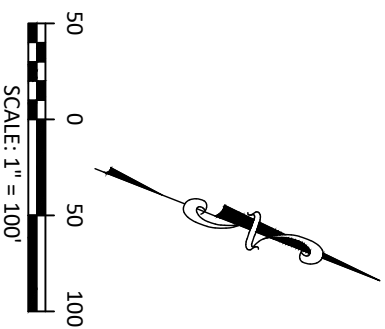
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EXHIBIT A
PLAT TO ACCOMPANY DESCRIPTION



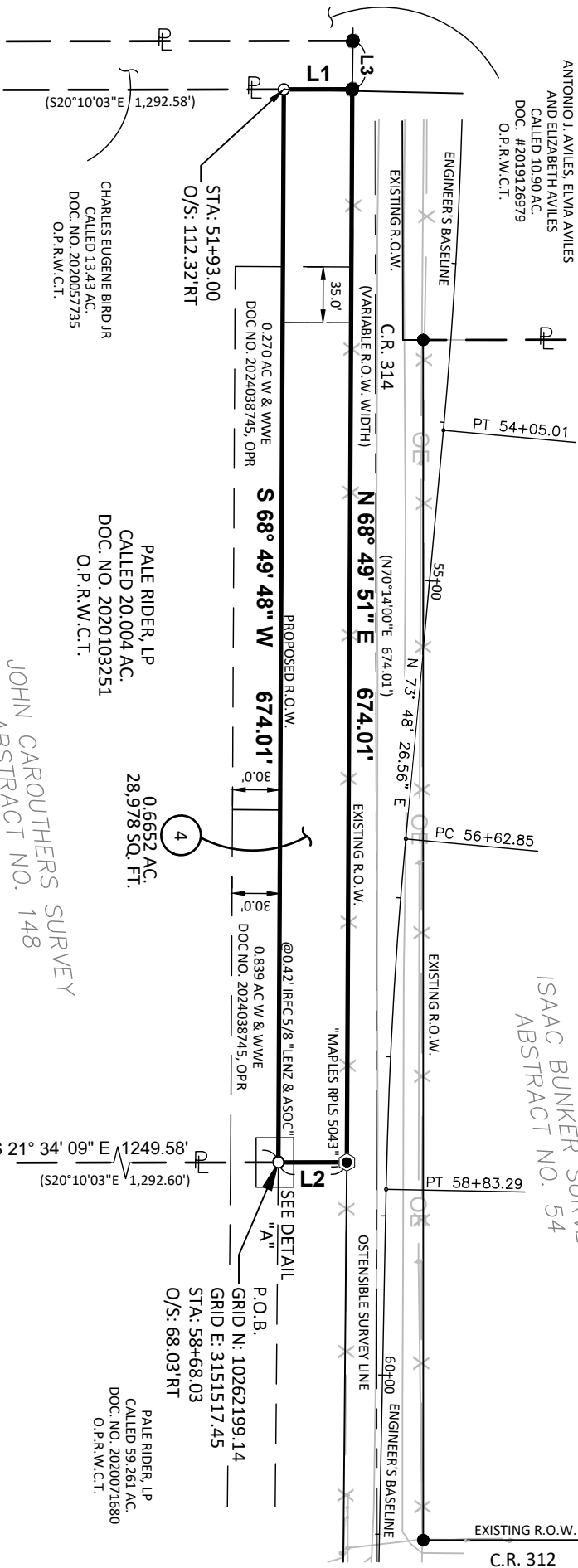
DETAIL "A"
NOT TO SCALE

Line Table		
Line #	Direction	Length
L1	N 21°34'12" W	43.00'
L2	S 21°34'09" E	42.99'
L3	S 69°07'04" W	30.39'



ANTONIO J. AVILES, ELYVA AVILES
AND ELIZABETH AVILES
CALLED 10.90 AC.
DOC. #2019126979
O.P.R.W.C.T.

ISAAC BUNKER SURVEY
ABSTRACT NO. 54



PROJECT NO.: SLAN-001

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

04/29/2024
REV: 05/13/2025

PARCEL 4
0.6652 AC.
28,978 SQ. FT.

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. 612301875 EFFECTIVE 01/23/2025, ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

LEGEND

- CAPPED IRON ROD FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- ⌋ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLAMSON COUNTY" SET BREAK IN SCALE
- P PROPERTY LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION

PROJECT NO.: SLAN-001

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 4
0.6652 AC.
28,978 SQ. FT.
PAGE 4 OF 4

SCHEDULE B:

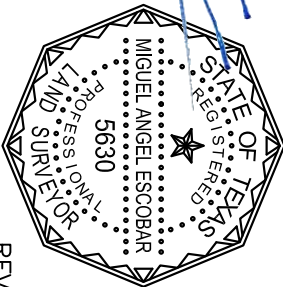
- 10a. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.
- 10b. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
- 10c. (NOT A SURVEY MATTER)
- 10d. (NOT A SURVEY MATTER)
- 10e. (NOT A SURVEY MATTER)
- 10f. (NOT A SURVEY MATTER)
- 10g. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10h. RIGHTS OF PARTIES IN POSSESSION.
- 10i. INTENTIONALLY DELETED
- 10j. WATER AND WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038745, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)
- 10k. CITY OF JARRELL ORDINANCE RECORDED JULY 10, 2024 UNDER DOCUMENT NO. 2024054801, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(BLANKET IN NATURE)

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S. RPLS NO. 4933 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER MY SUPERVISION.

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.

TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100



04/29/2024
REV: 05/13/2025



PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

County: Williamson
Parcel: 5, Pale Rider, LP
Highway: CR 314

04/26/2024
REV: 9/15/2025
Page 1 of 8

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.033 ACRE (88,554 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN CAROUTHERS SURVEY, ABSTRACT NO. 148, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 59.261 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PALE RIDER, LP, RECORDED IN DOCUMENT NO. 2020071680, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR), SAID 2.033 ACRE (88,554 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLs, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as N=10,262,199.14, E=3,151,517.45), being 68.03 feet right of Engineer's baseline station 58+68.03, on the proposed southerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), said point being in the easterly boundary line of that called 20.004 acre tract of land described in a Warranty Deed to Pale Rider, LP recorded in Document No. 2020103251, of said Official Public Records, same line being the westerly boundary line of said 59.261 acre tract, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "MAPLES RPLS 5043" found on the northerly boundary line of a called 41.129 acre tract of land described in a Warranty Deed to Richard J. Sladeck, Sr. of record in Document No. 2020049975, of said Official Public Records of Williamson County, Texas being the southwesterly corner of said 59.261 acre tract and the southeasterly corner of said 20.004 acre tract, bears SOUTH 21°34'09" EAST a distance of 1,249.58 feet;

- 1) **THENCE, NORTH 21°34'09" WEST**, with the common boundary line of said 20.004 acre tract and said 59.261 acre tract, a distance of **42.99 feet**, to a 1/2 inch iron rod with plastic cap stamped "MAPLES RPLS 5043" found on the existing southerly right-of-way line of CR 314, being the northeasterly corner of said 20.004 acre tract, same point being the northwesterly corner of said 59.261 acre tract, and for the northwesterly corner of the herein described parcel;

THENCE, with said existing southerly right-of-way line, same line being the northerly boundary line of said 59.261 acre tract, the following five (5) courses:

- 2) **NORTH 69°03'45" EAST**, a distance of **978.56 feet**, to a 1/2 inch iron rod found;
- 3) **NORTH 68°23'22" EAST**, a distance of **257.86 feet**, to a 1/2 inch iron rod found;
- 4) **NORTH 68°13'01" EAST**, a distance of **288.24 feet**, to a 1/2 inch iron rod found;
- 5) **NORTH 68°38'01" EAST**, a distance of **223.21 feet**, to a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC" found;

County: Williamson
Parcel: 5, Pale Rider, LP
Highway: CR 314

04/26/2024
REV: 9/15/2025
Page 2 of 8

- 6) **NORTH 69°08'32" EAST**, a distance of **225.95 feet**, to a 1/2 inch iron rod found for the northeast corner of said 59.261 acre tract, on the existing westerly right-of-way line of County Road 375 (CR 375) (variable right-of-way width), and for the northeast corner of the herein described parcel;
- 7) **THENCE, SOUTH 52°20'36" EAST**, departing the existing southerly right-of-way line of CR 314, with said existing westerly right-of-way line of CR 375, a distance of **55.26 feet** to a 1/2 inch iron rod found, in the existing westerly right-of-way line of CR 375, and the easterly boundary line of said 59.261 acre tract of land;
- 8) **THENCE, SOUTH 21°20'08" EAST**, with said existing westerly right-of-way line of CR 375, and the easterly boundary line of said 59.261 acre tract, a distance of **625.60 feet** to a 1/2-inch iron rod with plastic cap stamped "SLS 10089300" found for the northeasterly corner of a 5 foot wide (0.071 acre) right-of-way dedication, as shown on, RIO CRESTA SECTION 1, a subdivision of record in Document No. 2025006709, OPR, for a southeasterly corner of said 59.261 acre tract, and for the southeasterly corner of the herein described tract, from which point a 1/2-inch iron rod with plastic cap stamped "QUICK INC RPLS 6447" found for the southeasterly corner of said 5 foot wide (0.071 acre) right-of-way dedication, and the northeasterly corner of aforementioned 41.129 acre tract bears, **SOUTH 21°20'08" EAST**, a distance of 620.00 feet;
- 9) **THENCE, SOUTH 68°49'31" WEST**, with the northerly line of said a 5 foot wide (0.071 acre) right-of-way dedication, a distance of **5.00 feet** to a 1/2-inch iron rod with plastic cap stamped "SLS 10089300" found, on the proposed westerly right-of-way line of CR 375, being 689.82 feet right of Engineers baseline station 78+68.60, for the northeast corner of Lot 1, said RIO CRESTA SECTION 1, and for southernmost southwest corner of the herein described tract;

THENCE, over and across the interior of said 59.261 acre tract of land, with the proposed right-of-way line of CR 314 the following seven (7) courses:

- 10) **NORTH 21°20'08" WEST**, a distance of **624.20 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 65.64 feet right of Engineer's baseline station 78+64.20;
- 11) **NORTH 52°20'36" WEST**, a distance of **6.53 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 60.07 feet right of Engineer's baseline station 78+60.80;
- 12) **SOUTH 69°08'32" WEST**, a distance of **246.22 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 59.75 feet right of Engineer's baseline station 76+14.58;
- 13) **SOUTH 68°38'01" WEST**, a distance of **222.86 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 61.09 feet right of Engineer's baseline station 73+91.06;
- 14) **SOUTH 68°13'01" WEST**, a distance of **288.15 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 61.39 feet right of Engineer's baseline station 71+02.72;
- 15) **SOUTH 68°23'22" WEST**, a distance of **258.18 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 60.85 feet right of Engineer's baseline station 68+44.54;

County: Williamson
Parcel: 5, Pale Rider, LP
Highway: CR 314

04/26/2024
REV: 9/15/2025
Page 3 of 8

16) SOUTH 69°03'45" WEST, a distance of **978.34 feet**, to the **POINT OF BEGINNING** and containing 2.033 acres of land (88,554 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Corey J. Hall, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933 (now retired), and between January 2023 and February 2025 under the supervision of Miguel A. Escobar, L.S.L.S., R.P.L.S..

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 15th of September, 2025, A.D.

INLAND GEODETICS

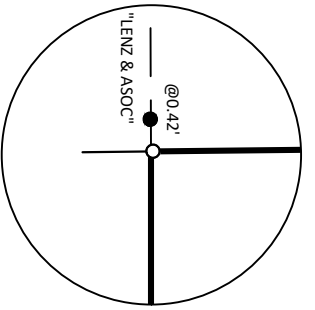


Corey J. Hall, R.P.L.S.
Texas Reg. No. 6362



S:\SEILER-LANKES\CR 314\5 -Descriptions-Reports\PARCEL-5-PALE-RIDER_REV1.docx

EXHIBIT **B**

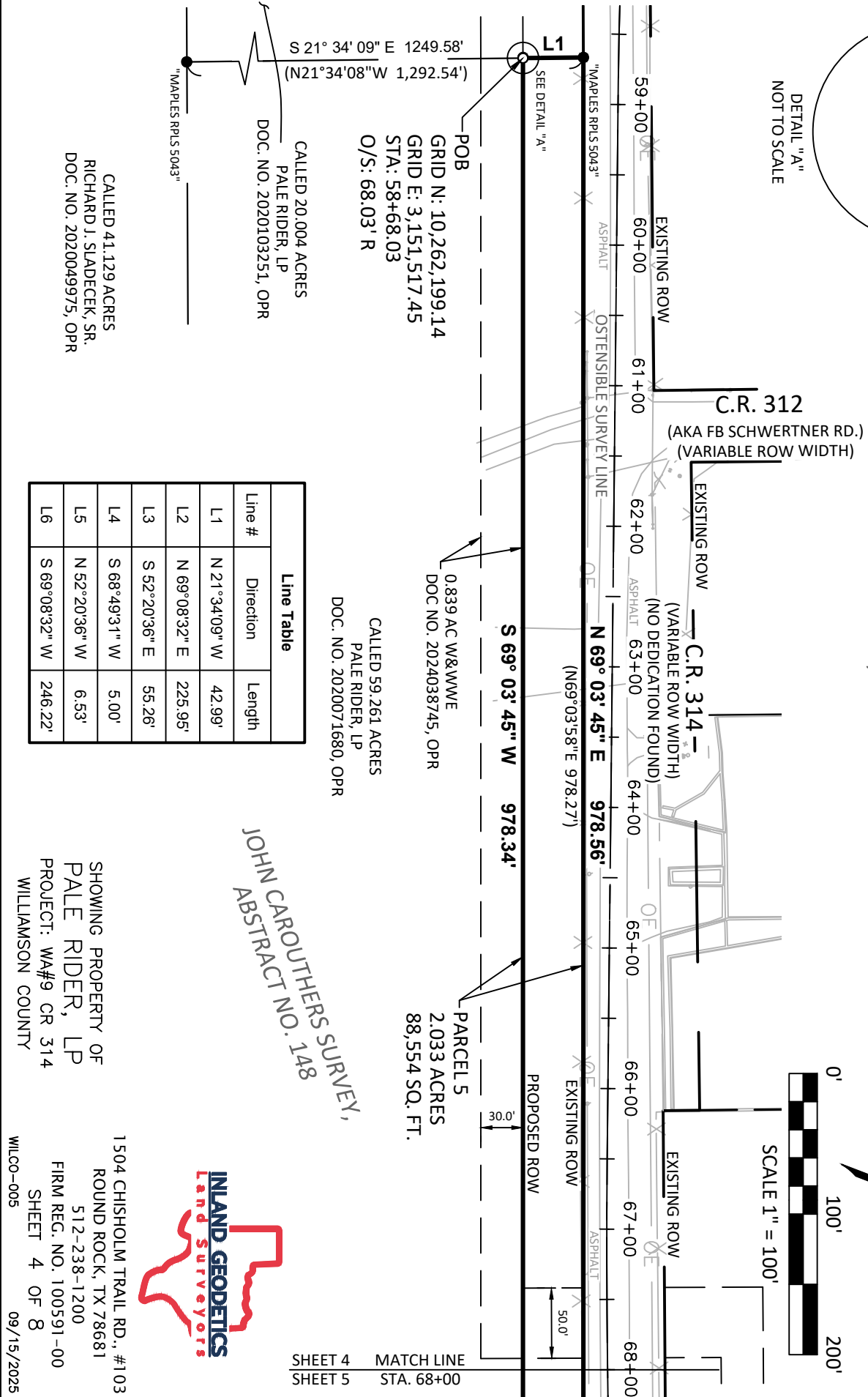


DETAIL "A"
NOT TO SCALE

ISAAC BUNKER SURVEY,
ABSTRACT NO. 54



SCALE 1" = 100'



SHEET 4 MATCH LINE
SHEET 5 STA. 68+00

POB
GRID N: 10,262,199.14
GRID E: 3,151,517.45
STA: 58+68.03
O/S: 68.03' R

CALLED 20.004 ACRES
PALE RIDER, LP
DOC. NO. 2020103251, OPR

CALLED 59.261 ACRES
PALE RIDER, LP
DOC. NO. 2020071680, OPR

0.839 AC W&WWE
DOC NO. 2024038745, OPR

PARCEL 5
2.033 ACRES
88,554 SQ. FT.

JOHN CAROUTHERS SURVEY,
ABSTRACT NO. 148



CALLED 41.129 ACRES
RICHARD J. SLADCEK, SR.
DOC. NO. 2020049975, OPR

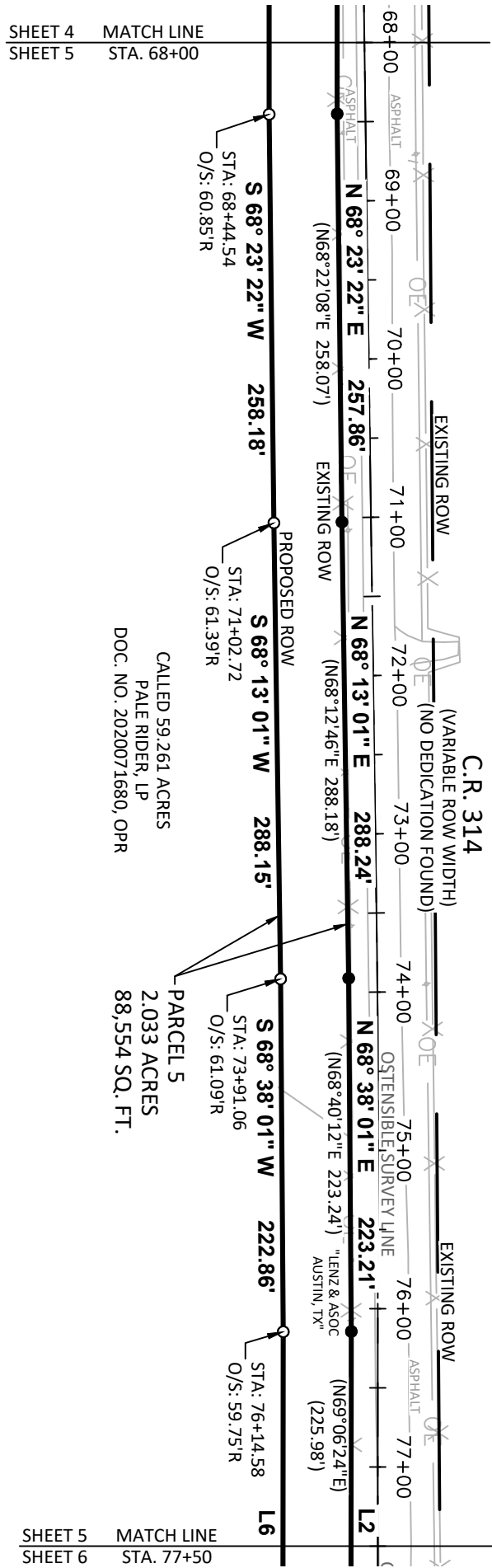
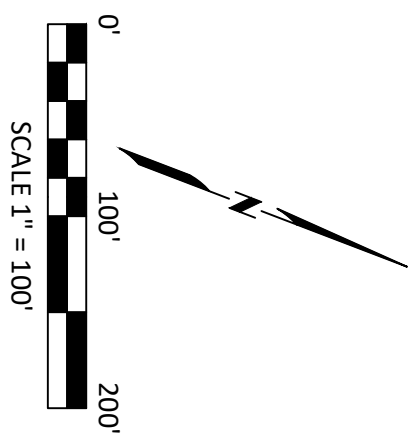
Line Table		
Line #	Direction	Length
L1	N 21°34'09" W	42.99'
L2	N 69°08'32" E	225.95'
L3	S 52°20'36" E	55.26'
L4	S 68°49'31" W	5.00'
L5	N 52°20'36" W	6.53'
L6	S 69°08'32" W	246.22'

SHOWING PROPERTY OF
PALE RIDER, LP
PROJECT: WA#9 CR 314
WILLIAMSON COUNTY

1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00
SHEET 4 OF 8
09/15/2025

Line Table		
Line #	Direction	Length
L1	N 21°34'09" W	42.99'
L2	N 69°08'32" E	225.95'
L3	S 52°20'36" E	55.26'
L4	S 68°49'31" W	5.00'
L5	N 52°20'36" W	6.53'
L6	S 69°08'32" W	246.22'

ISAAC BUNKER SURVEY,
ABSTRACT NO. 54



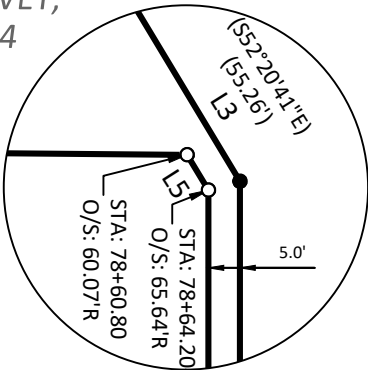
JOHN CAROUTHERS SURVEY,
ABSTRACT NO. 148



SHOWING PROPERTY OF
PALE RIDER, LP
PROJECT: WA#9 CR 314
WILLIAMSON COUNTY

1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00
SHEET 5 OF 8
09/15/2025

ISAAC BUNKER SURVEY,
ABSTRACT NO. 54

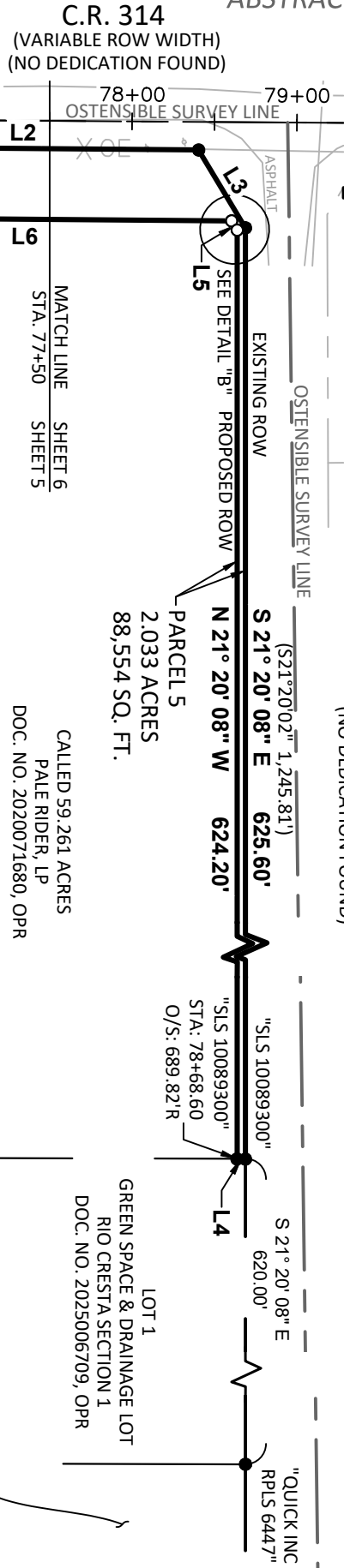


DETAIL "B"
NOT TO SCALE

AA LEWIS SURVEY,
ABSTRACT NO. 384

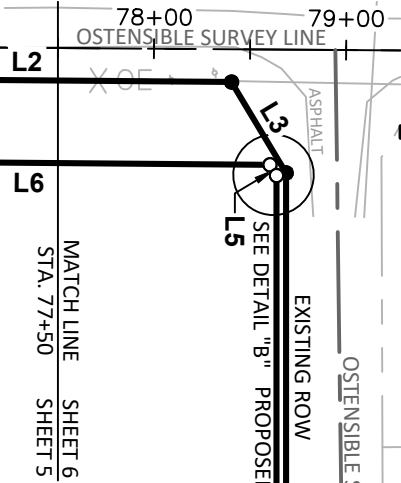
C.R. 375

(VARIABLE ROW WIDTH)
(NO DEDICATION FOUND)



C.R. 314

(VARIABLE ROW WIDTH)
(NO DEDICATION FOUND)



Line Table		
Line #	Direction	Length
L1	N 21°34'09" W	42.99'
L2	N 69°08'32" E	225.95'
L3	S 52°20'36" E	55.26'
L4	S 68°49'31" W	5.00'
L5	N 52°20'36" W	6.53'
L6	S 69°08'32" W	246.22'

CALLED 59.261 ACRES

PALE RIDER, LP

DOC. NO. 2020071680, OPR

LOT 1
GREEN SPACE & DRAINAGE LOT
RIO CRESTA SECTION 1
DOC. NO. 2025006709, OPR

CALLED 41.129 ACRES

RICHARD J. SLADCEK, SR.

DOC. NO. 2020049975, OPR

JOHN CAROUTHERS SURVEY,
ABSTRACT NO. 148



1504 CHISHOLM TRAIL RD., #103

ROUND ROCK, TX 78681

512-238-1200

FIRM REG. NO. 100591-00

SHEET 6 OF 8

09/15/2025

SHOWING PROPERTY OF
PALE RIDER, LP
PROJECT: WA#9 CR 314
WILLAMSON COUNTY

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2303876

1a. THIS ITEM HAS BEEN INTENTIONALLY DELETED

10a. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.

10b. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.

10c. (NOT A SURVEY MATTER)

10d. (NOT A SURVEY MATTER)

10e. (NOT A SURVEY MATTER)

10f. (NOT A SURVEY MATTER)

10g. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.

10h. RIGHTS OF PARTIES IN POSSESSION.

10i. DISCREPANCIES BETWEEN THE PROPERTY LINE(S) OF THE SUBJECT TRACT AND THE EXISTING FENCE, AS SHOWN ON SURVEY PLAT PREPARED BY MIGUEL ANGEL ESCOBAR RPLS NO. 5630, DATED APRIL 26, 2024.

10j. POWER LINE IN PLACE AS SHOWN ON SURVEY PLAT MADE BY MIGUEL ANGEL ESCOBAR RPLS NO. 5630, DATED APRIL 26, 2024, TOGETHER WITH ALL ASSOCIATED RIGHTS OF POWER COMPANY, INCLUDING BUT NOT LIMITED TO THE RIGHTS OF INGRESS AND EGRESS OVER THE PROPERTY DESCRIPTION HEREIN.

10k. WATER AND WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038745, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)

10l. CITY OF JARRELL ORDINANCE RECORDED JULY 10, 2024 UNDER DOCUMENT NO. 2024054801, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(BLANKET IN NATURE)



SHOWING PROPERTY OF
PALE RIDER, LP
PROJECT: WA#9 CR 314
WILLIAMSON COUNTY

1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00
SHEET 7 OF 8
WILCO-005 09/15/2025

NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2301876 EFFECTIVE 01/23/2025, ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
- 7) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C01150F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

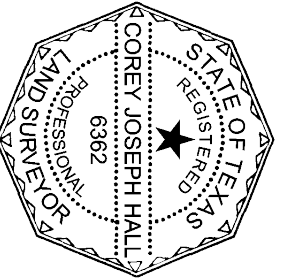
LEGEND

●	IRON ROD FOUND (1/2" OR AS NOTED)
○	IRON ROD WITH CAP STAMPED "INLAND GEODETICS" SET
⌵	UTILITY POLE
—*	WIRE FENCE
— OE —	OVERHEAD WIRES
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY

I, COREY J. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS NO. 4933 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, R.P.L.S..

INLAND GEODETICS

COREY J. HALL, R.P.L.S.
TEXAS REG. NO. 6362



SHOWING PROPERTY OF
PALE RIDER, LP
PROJECT: WA#9 CR 314
WILLIAMSON COUNTY



1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00
SHEET 8 OF 8
WILCO-005 09/15/2025

EXHIBIT C
EASEMENT DESCRIPTION

DESCRIPTION OF A 0.5447 ACRE (23,729 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN CAROUTHERS SURVEY, ABSTRACT NO. 148, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 59.261 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PALE RIDER, LP, RECORDED IN DOCUMENT NO. 2020071680, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR), SAID 0.5447 ACRE (23,729 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found (Grid Coordinates determined as N=10,262,199.14, E=3,151,517.45), being 68.03 feet right of Engineer's baseline station 58+68.03, on the proposed southerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), said point being in the easterly boundary line of that called 20.004 acre tract of land described in a Warranty Deed to Pale Rider, LP recorded in Document No. 2020103251, of said Official Public Records, same line being the westerly boundary line of said 59.261 acre tract, from which point a 1/2 inch iron rod with plastic cap stamped "MAPLES RPLS 5043" found on the northerly boundary line of a called 41.129 acre tract of land described in a Warranty Deed to Richard J. Sladeck, Sr. of record in Document No. 2020049975, of said Official Public Records of Williamson County, Texas being the southwesterly corner of said 59.261 acre tract and the southeasterly corner of said 20.004 acre tract, bears South 21°34'09" East a distance of 1,249.58 feet;

THENCE, North 69°03'45" East, over and across said 59.261 acre tract with the proposed right-of-way line a distance of 414.59 feet to a calculated point (Grid Coordinates determined as N=10,262,347.27, E=3,151,904.61), being 63.72 feet right of Engineer's baseline station 62+82.26 for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with said proposed right-of-way line the following eight (8) courses:

- 1.) **North 69°03'45" East**, a distance of **510.30 feet**, to a calculated point;
- 2.) **North 69°04'06" East**, a distance of **53.44 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found being 60.85 feet right of Engineer's baseline station 68+44.54;
- 3.) **North 68°23'25" East**, a distance of **258.17 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found being 61.39 feet right of Engineer's baseline station 71+02.72;
- 4.) **North 68°13'00" East**, a distance of **288.17 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found being 61.09 feet right of Engineer's baseline station 73+91.06;



- 5.) **North 68°37'51" East**, a distance of **222.87 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found being 59.75 feet right of Engineer's baseline station 76+14.58;
- 6.) **North 69°08'35" East**, a distance of **246.22 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found for the northeast corner of the herein described tract being 60.07 feet right of Engineer's baseline station 78+60.80;
- 7.) **South 52°20'36" East**, a distance of **6.53 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found being 65.64 feet right of Engineer's baseline station 78+64.20;
- 8.) **South 21°19'24" East**, a distance of **9.43 feet**, to a calculated point for the southeast corner of the herein described tract;

THENCE, over and across the interior of said 59.261 acre tract the following seven (7) courses;

- 9.) **South 69°08'35" West**, a distance of **249.64 feet**, to a calculated point;
- 10.) **South 68°37'51" West**, a distance of **222.75 feet**, to a calculated point;
- 11.) **South 68°13'00" West**, a distance of **288.14 feet**, to a calculated point;
- 12.) **South 68°23'25" West**, a distance of **258.28 feet**, to a calculated point;
- 13.) **South 69°04'06" West**, a distance of **53.53 feet**, to a calculated point;
- 14.) **South 69°03'45" West**, a distance of **510.30 feet**, to a calculated point for the southwest corner of the herein described tract;

(SPACE INTENTIONALLY LEFT BLANK)



1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10064300
512-238-1200 office

Page 3 of 8
September 1, 2026
Parcel: 5EE
Highway: County Road 314

EXHIBIT " "

Proj. No. 1025106209
0.5447 Acres (23,729 Square Feet)
John Carouthers Survey, Abstract No. 148
Williamson County, Texas

15.) North 20°56'15" West, a distance of **15.00 feet**, to the **POINT OF BEGINNING** and containing 0.5447 acres of land (23,729 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD 83(2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99985232.

The subject tract shown hereon is an easement, monuments were not set for corners.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

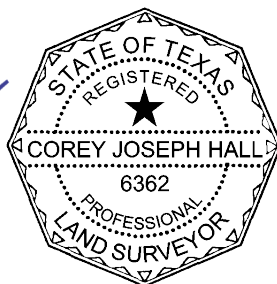
I, Corey J. Hall, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired), and between January 2023 and February 2025, under the direct supervision of Miguel A. Escobar, LSLS, RPLS No. 5630.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

SAM, LLC – Round Rock



Corey J. Hall, R.P.L.S.
Texas Reg. No. 6362

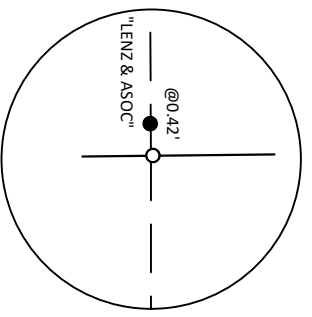


\\saminc\aus\LEGACY\Express\DataFiles\SEILER-LANKES\CR 314\5 -Descriptions-Reports



1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10064300
512-238-1200 office

PLAT TO ACCOMPANY DESCRIPTION



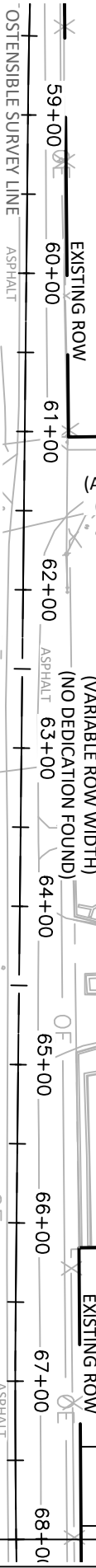
ISAAC BUNKER SURVEY,
ABSTRACT NO. 54



DETAIL "A"
NOT TO SCALE

C.R. 312
(AKA FB SCHWERTNER RD.)
(VARIABLE ROW WIDTH)

EXISTING ROW
C.R. 314
(VARIABLE ROW WIDTH)
(NO DEDICATION FOUND)



SEE DETAIL "A"
N 69° 03' 45" E 414.59'
PROPOSED ROW
POC
GRID N: 10,262,199.14
GRID E: 3,151,517.45
STA: 58+68.03
O/S: 68.03' R

GRID N: 10,262,347.27
GRID E: 3,151,904.61
STA: 62+82.26
O/S: 63.72' R

0.839 AC W&WWE
DOC NO. 2024038745, OPR

CALLLED 59.261 ACRES
PALE RIDER, LP
DOC. NO. 2020071680, OPR

PARCEL SEE
0.5447 ACRES
23,729 SQ. FT.

S 21° 34' 09" E 1249.58'
(N21°34'08"W 1,292.54')

CALLLED 20.004 ACRES
PALE RIDER, LP
DOC. NO. 2020103251, OPR

CALLLED 41.129 ACRES
RICHARD J. SLADECEK, SR.
DOC. NO. 2020049975, OPR

JOHN CAROUTHERS SURVEY,
ABSTRACT NO. 148

PROJECT NO.: 1025106249

09/01/2026

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

WILLAMSON COUNTY

SCALE
1" = 100'

PROJECT
C.R. 314

PAGE 4 OF 8

SAVI
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
O/C: 512.447.0575
FAX: 512.326.3029
email: info@savibiz
Texas Firm Registration No. 10064300

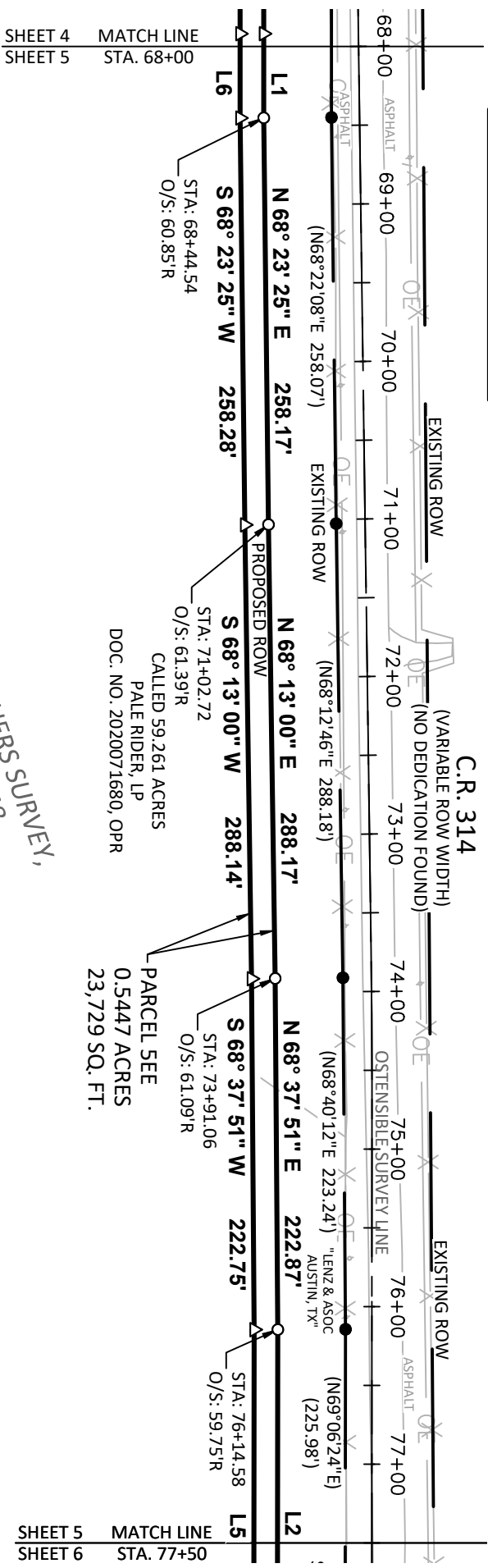
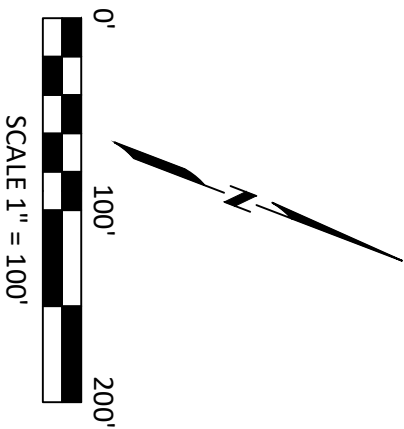
PARCEL SEE
0.5447 AC.
23,729 SQ. FT.

SHEET 4 MATCH LINE
SHEET 5 STA. 68+00

EXHIBIT C
PLAT TO ACCOMPANY DESCRIPTION

Line Table		
Line #	Direction	Length
L1	N 69°04'06" E	53.44'
L2	N 69°08'35" E	246.22'
L3	S 52°20'36" E	6.53'
L4	S 21°19'24" E	9.43'
L5	S 69°08'35" W	249.64'
L6	S 69°04'06" W	53.53'
L7	N 20°56'15" W	15.00'

ISAAC BUNKER SURVEY,
ABSTRACT NO. 54



PROJECT NO.: 1025106249

09/01/2026

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

PARCEL SEE
0.5447 AC.
23,729 SQ. FT.



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Texas Firm Registration No. 10064300

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

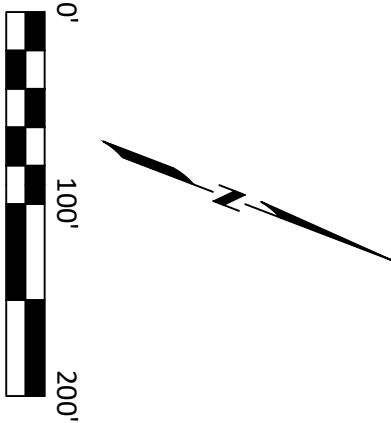
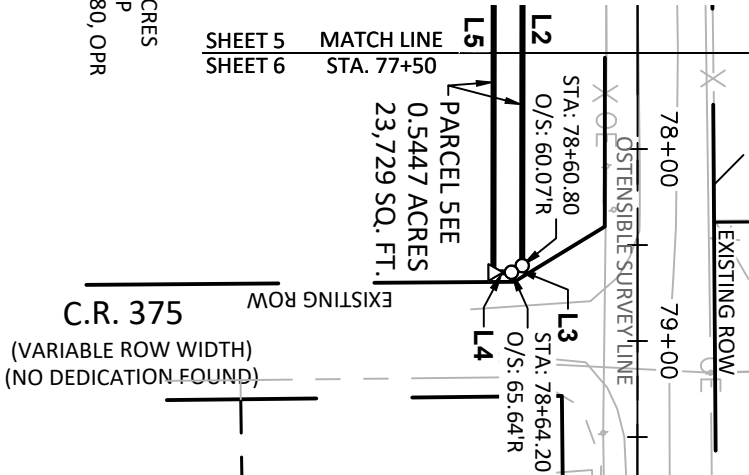
PAGE 5 OF 8

EXHIBIT **C**
PLAT TO ACCOMPANY DESCRIPTION

Line Table		
Line #	Direction	Length
L1	N 69°04'06" E	53.44'
L2	N 69°08'35" E	246.22'
L3	S 52°20'36" E	6.53'
L4	S 21°19'24" E	9.43'
L5	S 69°08'35" W	249.64'
L6	S 69°04'06" W	53.53'
L7	N 20°56'15" W	15.00'

ISAAC BUNKER SURVEY,
ABSTRACT NO. 54

C.R. 314
(VARIABLE ROW WIDTH)
(NO DEDICATION FOUND)



LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" FOUND
- ⊗ UTILITY POLE
- △ CALCULATED POINT
- *— WIRE FENCE
- OE— OVERHEAD WIRES
- OPR— OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR— DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB— POINT OF BEGINNING
- POC— POINT OF COMMENCEMENT
- ROW— RIGHT-OF-WAY

JOHN CAROUTHERS SURVEY,
ABSTRACT NO. 148

CALLED 59.261 ACRES
PALE RIDER, LP
DOC. NO. 2020071680, OPR

PROJECT NO.: 1025106249

09/01/2026



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
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email: info@savibiz
Texas Firm Registration No. 10064300

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
C.R. 314

PARCEL SEE
0.5447 AC.
23,729 SQ. FT.

PLAT TO ACCOMPANY DESCRIPTION

- TEXAN TITLE INSURANCE COMPANY
GF NO. GT2301876

10k. WATER AND WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038745, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)
- 1a. THIS ITEM HAS BEEN INTENTIONALLY DELETED

10l. CITY OF JARRELL ORDINANCE RECORDED JULY 10, 2024 UNDER DOCUMENT NO. 2024054801, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(BLANKET IN NATURE)
- 10a. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.
- 10b. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
- 10c. (NOT A SURVEY MATTER)
- 10d. (NOT A SURVEY MATTER)
- 10e. (NOT A SURVEY MATTER)
- 10f. (NOT A SURVEY MATTER)
- 10g. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10h. RIGHTS OF PARTIES IN POSSESSION.
- 10i. DISCREPANCIES BETWEEN THE PROPERTY LINE(S) OF THE SUBJECT TRACT AND THE EXISTING FENCE, AS SHOWN ON SURVEY PLAT PREPARED BY MIGUEL ANGEL ESCOBAR RPLS NO. 5630, DATED APRIL 26, 2024.
- 10j. POWER LINE IN PLACE AS SHOWN ON SURVEY PLAT MADE BY MIGUEL ANGEL ESCOBAR RPLS NO. 5630, DATED APRIL 26, 2024, TOGETHER WITH ALL ASSOCIATED RIGHTS OF POWER COMPANY, INCLUDING BUT NOT LIMITED TO THE RIGHTS OF INGRESS AND EGRESS OVER THE PROPERTY DESCRIPTION HEREIN.

PROJECT NO.: 1025106249

09/01/2026



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sai.biz
Texas Firm Registration No. 10064300

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
C.R. 314

PARCEL SEE
0.5447 AC.
23,729 SQ. FT.

PAGE 7 OF 8

PLAT TO ACCOMPANY DESCRIPTION

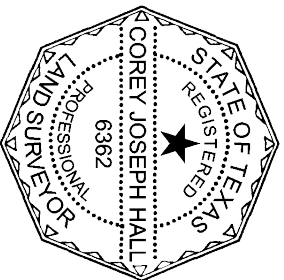
NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2301876 EFFECTIVE 01/23/2025, ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
- 7) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C01150F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

I, COREY J. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S., RPLS NO. 4993 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE SUPERVISION OF MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S..

SAM, LLC.

COREY J. HALL, R.P.L.S.
TEXAS REG. NO. 6362



PROJECT NO.: 1025106249

09/01/2026



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz
Texas Firm Registration No. 10064300

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL SEE
0.5447 AC.
23,729 SQ. FT.

PAGE 8 OF 8

County: Williamson
Parcel: 6
Highway: County Road 314

04/29/2024
REV: 05/13/2025
Page 1 of 5

EXHIBIT D
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.122 ACRE (48,894 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 81.949 ACRE TRACT OF LAND DESCRIBED AS TRACT TEN IN A WARRANTY DEED WITH VENDOR'S LIEN TO PALE RIDER LP RECORDED IN DOCUMENT NO. 2019091043, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR) SAID 1.122 ACRE (48,894 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found with plastic cap stamped "LENZ & ASOC" found (Grid Coordinates determined as N=10,263,041.97, E=3,153,304.68), being 79.84 feet left of Engineer's baseline station 78+37.78, on the proposed northerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), on the westerly boundary line of that called 14.238 acre tract of land described in a Special Warranty Gift Deed to John B. Schwertner recorded in Document No. 2008086836, (OPR), and the easterly boundary line of said 81.949 acre tract, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, from which point a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found for the northwesterly corner of said 14.238 acre tract, and an angle point in the easterly boundary line of said 81.949 acre tract, bears NORTH 21°24'24" WEST, a distance of 800.63 feet;

1) THENCE, SOUTH 21°24'24" EAST, departing said proposed northerly right-of-way line, with the westerly boundary line of said 14.238 acre tract, the easterly boundary line of said 81.949 acre tract, at a distance of 11.85 feet pass a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 78+37.88, for a point in the proposed northerly right-of-way line of CR 314, and continuing for a total distance of **40.00 feet** to a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found on the existing northerly right-of-way line of CR 314, for the southwesterly corner of said 14.238 acre tract, the southeast corner of said 81.949 acre tract, and the southeasterly corner of the herein described parcel;

2) THENCE, SOUTH 68°39'01" WEST, with said existing northerly right-of-way line, and the southerly boundary line of said 81.949 acre tract, a distance of **1,222.40 feet** to a 1/2 inch iron rod found, for the southwest corner of said 81.949 acre tract, an ell corner in said existing northerly right-of-way line, the southeasterly corner of a 0.33 acre right-of-way dedication as shown on the plat of Sphere Subdivision One, recorded in Document No. 2017092687, OPR, and the southwest corner of the herein described parcel;

County: Williamson
Parcel: 6
Highway: County Road 314

04/29/2024
REV: 05/13/2025
Page 2 of 5

3) THENCE, NORTH 21°30'46" WEST, continuing with said existing northerly right-of-way line, the westerly boundary line of said 81.949 acre tract, and the easterly boundary line of said 0.33 acre right-of-way dedication, at a distance of 25.96 feet pass a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 66+14.71, for the northeast corner of said 0.33 acre right-of-way dedication, and continue for a total distance of **40.00 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 79.43 feet left of Engineer's baseline station 66+14.47, in the easterly boundary line of Lot 2 of said Sphere Subdivision One, the westerly boundary line of said 81.949 acre tract, and for the northwesterly corner of the herein described parcel, from which point a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found being the northeasterly corner of said Sphere Subdivision One, and an angle point in the westerly boundary line of said 81.949 acre tract, bears NORTH 21°30'46" WEST, a distance of 426.75 feet;

4) THENCE, departing said common boundary line, over and across the interior of said 81.949 acre tract, **NORTH 68°39'00" EAST**, a distance of **1,222.47 feet**, to the **POINT OF BEGINNING** and containing 1.122 acres (48,894 square feet) of land , more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

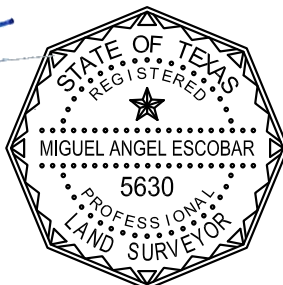
The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933 (now retired), and between January 2023 and February 2025 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of May, 2025, A.D.

INLAND GEODETICS


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001

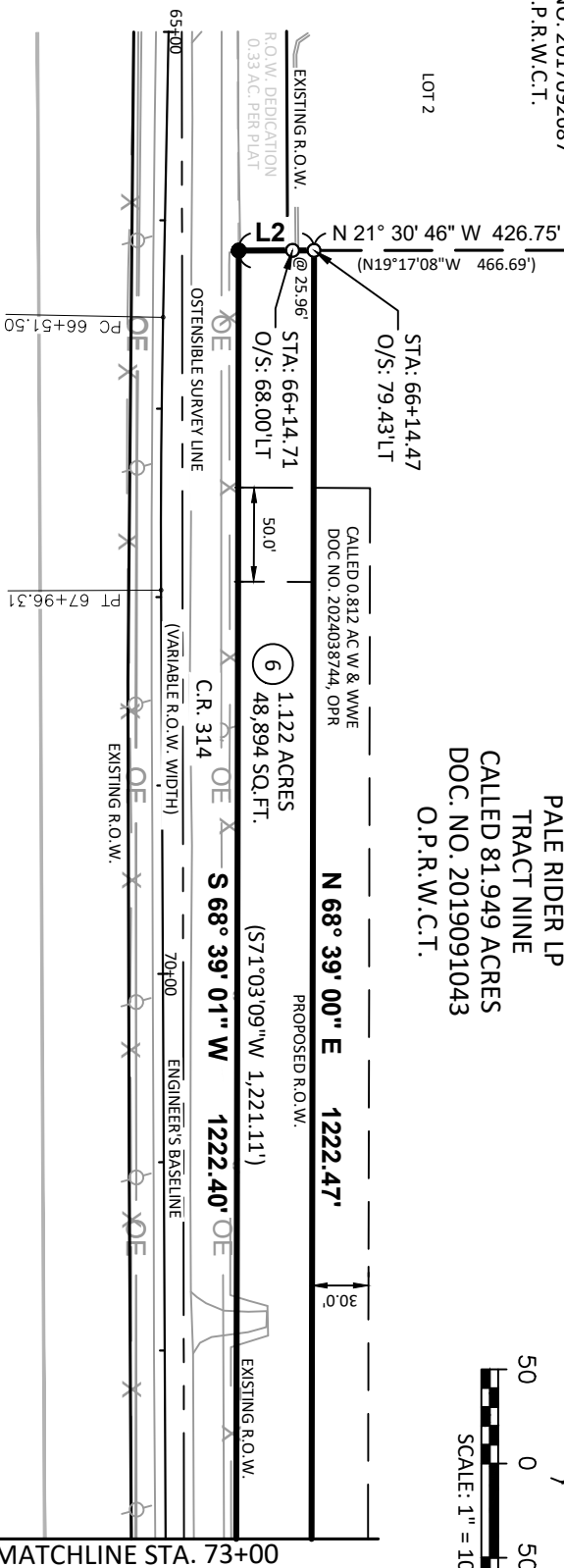


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[illegible]

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

PALE RIDER LP
TRACT NINE
CALLED 81.949 ACRES
DOC. NO. 2019091043
O.P.R.W.C.T.



PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

PROJECT
C.R. 314

PAGE 4 OF 5

04/29/2024
REV: 05/13/2025

JOHN CAROUTHERS SURVEY
ABSTRACT NO. 148

PLAT TO ACCOMPANY DESCRIPTION

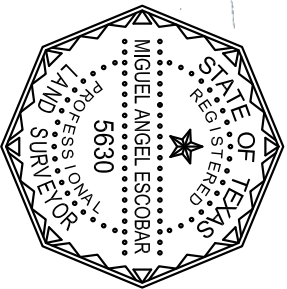
NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
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- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
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- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. G12301877 EFFECTIVE 01/23/2025, ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER MY SUPERVISION.

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100



PROJECT NO.: SLAN-001

SCHEDULE B:

- 10a. (NOT A SURVEY MATTER)
- 10b. RIGHT OF WAY EASEMENT DATED OCTOBER 24, 1972, TO JARELL-SCHWERTNER WSC, RECORDED IN VOLUME 601, PAGE 268, DEED RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT. 15' CENTERED ON PIPE LINE)
- 10c. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JUNE 14, 1991, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED IN VOLUME 2109, PAGE 23, DEED RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT. 20' ON OVERHEAD LINE)
- 10d. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 2, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED UNDER DOCUMENT NO. 2011070313, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. 20' CENTERED ON AN OVERHEAD LINE)
- 10e. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 9, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED UNDER DOCUMENT NO. 2011070314, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. 20' CENTERED ON OVERHEAD LINE)
- 10f. (NOT A SURVEY MATTER)
- 10g. (NOT A SURVEY MATTER)
- 10h. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.
- 10i. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
- 10j. (NOT A SURVEY MATTER)
- 10k. (NOT A SURVEY MATTER)
- 10l. 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)
- 10m. RIGHTS OF PARTIES IN POSSESSION, (OWNER'S TITLE POLICY ONLY)
- 10n. INTENTIONALLY DELETED.
- 10o. WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038746, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)

LEGEND

- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLAMSON COUNTY" SET
- BREAK IN SCALE
- PROPERTY LINE
- OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- W & WVE WATER AND WASTEWATER EASEMENT
- () RECORD INFORMATION

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 6
1.122 ACRES
48,894 SQ.FT.

04/29/2024
REV: 05/13/2025

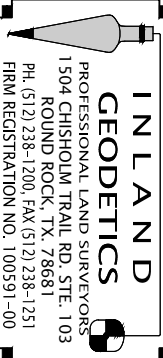


EXHIBIT E
EASEMENT DESCRIPTION

DESCRIPTION OF A 0.2756 ACRE (12,006 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 81.949 ACRE TRACT OF LAND DESCRIBED AS TRACT TEN IN A WARRANTY DEED WITH VENDOR'S LIEN TO PALE RIDER LP OF RECORD IN DOCUMENT NO. 2019091043, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR) SAID 0.2756 ACRE (12,006 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLs, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "LENZ & ASOC AUSTIN TX" found (Grid Coordinates determined as N=10,263,041.97, E=3,153,304.68), being 79.84 feet left of Engineer's baseline station 78+37.78, on the proposed northerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), said point being in the westerly boundary line of that certain called 0.5168 acre tract of land described in a Joint Water and Wastewater Line Easement to Sonterra Municipal Utility District and Jarrell Schwertner Water Supply Corporation, recorded in Document No. 2024092267, OPR, same line being the easterly boundary line of said 81.949 acre tract, from which point a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found for an angle point in the existing northerly right-of-way line of CR 314, for the southwest corner of a called 0.4560 acre tract of land described in a Deed to Williamson County, Texas, recorded in Document No. 2023105408, OPR, and for the southeasterly corner of said 81.949 acre tract, bears SOUTH 21°24'24" EAST, at a distance of 11.85 feet pass a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set for a point in said easterly boundary line, for the southwest corner of said 14.238 acre tract, and for the northwest corner of said 0.4560 acre tract, and for an angle point in the proposed northerly right-of-way line of CR 314, and continue for a total distance of 40.00 feet;

- 1) **THENCE, SOUTH 68°39'00" WEST**, with said proposed northerly right-of-way line, over and across the interior of said 81.949 acre tract, a distance of 16.88 feet to a calculated point (Grid Coordinates determined as N=10,263,035.82, E= 3,153,288.97), being 79.72 feet left of Engineer's baseline station 78+20.91, for the southeast corner and **POINT OF BEGINNING** of the herein described parcel;
- 2) **THENCE, SOUTH 68°39'00" WEST** with said proposed northerly right-of-way line, over and across the interior of said 81.949 acre tract, a distance of **1,205.59 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set for a point in the easterly boundary line of Lot 2, SPHERE SUBDIVISION ONE, a subdivision of record in Document No. 2017092687, OPR, in the westerly boundary line of said 81.949 acre tract, and in the proposed northerly right-of-way line of CR 314, being 79.43 feet left of Engineer's baseline station 66+14.47;

(SPACE INTENTIONALLY LEFT BLANK)



1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10064300
512-238-1200 office

- 3) **THENCE, NORTH 21°30'46" WEST**, a distance of **10.00 feet** to a calculated point in said common boundary line, and for the northwest corner of the herein described tract, from which point a 1/2 inch iron rod with plastic cap stamped "LENZ & ASOC AUSTIN TX" found for an angle point in the westerly boundary line of said 81.949 acre tract, the northeast corner of said Lot 2, and for the southeast corner of that certain called 2.67 acre tract of land described in a Special Cash Warranty Deed to Cesar Israel Gonzalez in Document No. 2024009243, bears **NORTH 21°30'46" WEST**, a distance of 426.75 feet;
- 4) **THENCE, NORTH 68°39'00" EAST**, departing said common boundary line, over and across the interior of said 81.949 acre tract, a distance of **1,195.62 feet** to a calculated point for the northeast corner of the herein described parcel;
- 5) **THENCE, SOUTH 66°20'56" EAST**, a distance of **14.14 feet** to the **POINT OF BEGINNING** and containing 0.2756 acres of land (12,006 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The subject tract shown hereon is an easement, monuments were not set for corners.

I, Corey J. Hall, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933 (now retired), and between January 2023 and February 2025, under the direct supervision of Miguel A. Escobar, LSLs, RPLS No. 5630.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

SAM, LLC – Round Rock


Corey J. Hall, R.P.L.S.
Texas Reg. No. 6362



\\saminc\aus\LEGACY\Express\DataFiles\SEILER-LANKES\CR 314\5 -Descriptions-Reports\PARCEL-6E-PALE-RIDER_REV3.docx

EXHIBIT E

CESAR ISRAEL GONZALEZ
 CALLED 2.67 ACRES
 DOC. NO. 2024009243
 O.P.R.W.C.T.

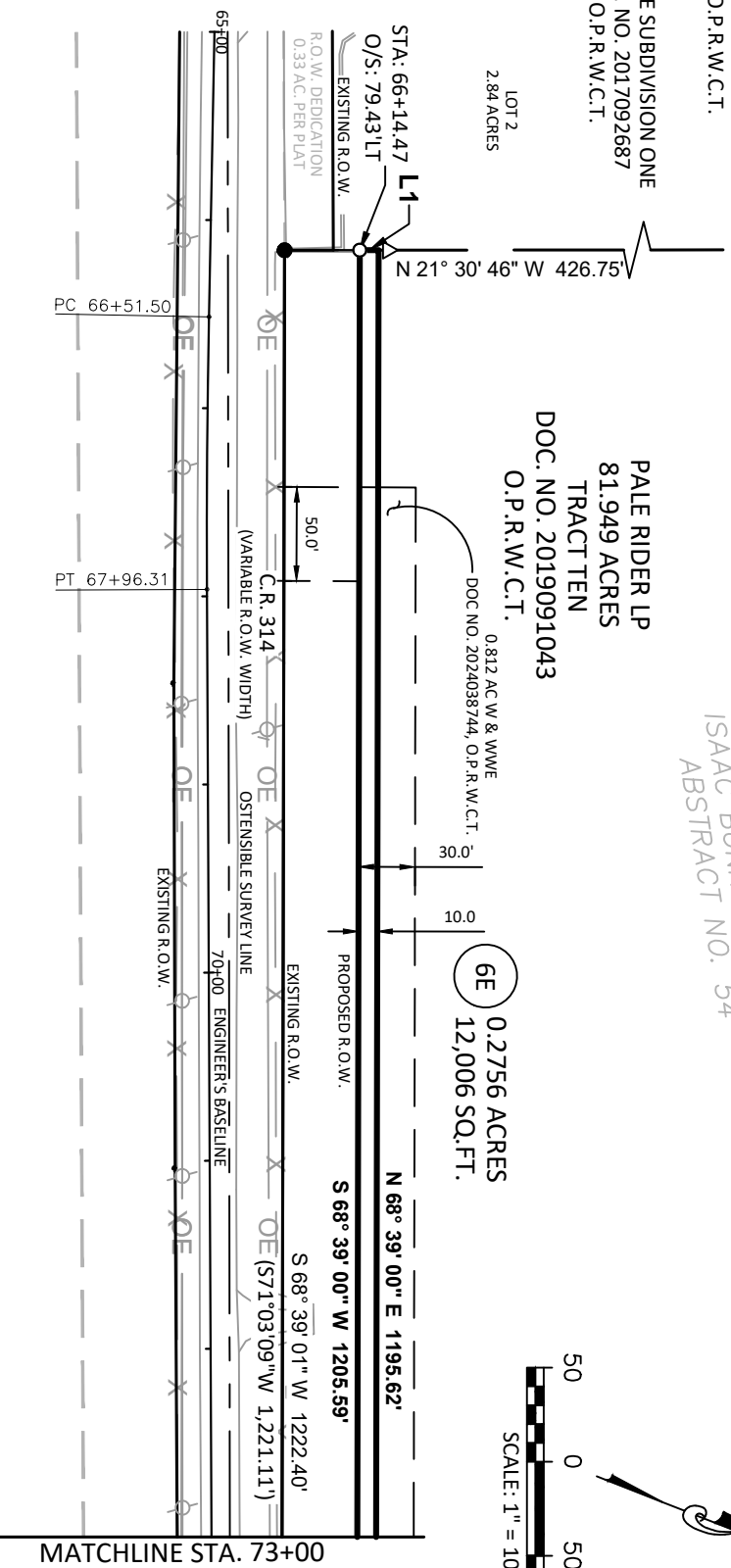
ISAAC BUNKER SURVEY
ABSTRACT NO. 54

SPHERE SUBDIVISION ONE
DOC. NO. 2017092687
O.P.R.W.C.T.

PALE RIDER LP
81.949 ACRES
TRACT TEN
DOC. NO. 2019091043
O.P.R.W.C.T.

0.2756 ACRES
12,006 SQ.FT.

SCALE: 1" = 100'



JOHN CAROUTHERS SURVEY
ABSTRACT NO. 148

PROJECT NO.: 1025106249

PARCEL PLAT SHOWING PROPERTY OF

08/08/2024
REV: 08/24/2026



**4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz**

PALE RIDER LP

1" = 100'
SCALE

WILLIAMSON COUNTY

PROJECT
C.R. 314

PARCEL 6E
0.2756 ACRES
12,006 SQ.FT.

EXHIBIT E

PLAT TO ACCOMPANY DESCRIPTION



ISAAC BUNKER SURVEY
ABSTRACT NO. 54

PALE RIDER LP
81.949 ACRES
TRACT TEN
DOC. NO. 2019091043
O.P.R.W.C.T.

JOHN B. SCHWERTNER
14.238 ACRES
DOC. NO. 2008086836
O.P.R.W.C.T.

P.O.B.

GRID N: 10263035.82
GRID E: 3153288.97
STA: 78+20.91
O/S: 79.72' LT

WILLIAMSON COUNTY, TEXAS
CALLED 0.4560 ACRES
DOC. NO. 2023105408
O.P.R.W.C.T.

30' WIDE JOINT WATER AND WASTEWATER LINE EASEMENT
SONTERRA MUD & JARRELL SCHWERTNER WSC
DOC NO. 2024092267
O.P.R.W.C.T.

"RPLS-1817"

0.2756 ACRES
12,006 SQ.FT.
6E

0.812 AC W & WVE
DOC NO. 2024038744, O.P.R.W.C.T.

N 68° 39' 00" E 1195.62'
S 68° 39' 00" W 1205.59'

PROPOSED R.O.W.
0.046 AC W & WVE
DOC NO. 2024038744, O.P.R.W.C.T.

"LENZ & ASSOC AUSTIN TX"

P.O.C.

GRID N: 10263041.97
GRID E: 3153304.68
STA: 78+37.78 LT
O/S: 79.84' LT

S 68° 39' 01" W 1222.40'
(S 71° 03' 09" W 1,221.11')

OSTENSIBLE SURVEY LINE

C.R. 314 ENGINEER'S BASELINE

EXISTING R.O.W.

(VARIABLE R.O.W. WIDTH)

EXISTING R.O.W.

MATCHLINE STA. 73+00

PC 73+72.70

PT 74+56.34

A.A. LEWIS SURVEY
ABSTRACT NO. 384

JOHN CAROUTHERS SURVEY
ABSTRACT NO. 148

Line Table		
Line #	Direction	Length
L1	N 21° 30' 46" W	10.00'
L2	S 66° 20' 56" E	14.14'
L3	S 21° 24' 24" E	40.00'
L4	S 68° 39' 00" W	16.88'

PROJECT NO.: 1025106249

08/08/2024
REV: 08/24/2026

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@saii.biz
Texas Firm Registration No. 10064300

SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
C.R. 314

PARCEL 6E
0.2756 ACRES
12,006 SQ.FT.

PAGE 4 OF 5

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE MAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.

2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

6) THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.

7) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER OF NO. G12402968 EFFECTIVE 01/23/2025, ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

LEGEND

- △ CALCULATED POINT
● 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
● 1/2" IRON ROD FOUND
○ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLAMSON COUNTY" SET
✓ BREAK IN SCALE
P PROPERTY LINE
P.O.B. OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
R.O.W. POINT OF BEGINNING
() RIGHT-OF-WAY
() RECORD INFORMATION

PROJECT NO.: 1025106249

SCHEDULE B:

10a. (NOT A SURVEY MATTER)

10b. RIGHT OF WAY EASEMENT DATED OCTOBER 24, 1972, TO JARRELL-SCHWERTNER WSC, RECORDED IN VOLUME 601, PAGE 288, DEED RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 15' CENTERED ON PIPE LINE)

10c. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JUNE 14, 1991, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED IN VOLUME 2109, PAGE 23, DEED RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 20' CENTERED ON OVERHEAD LINE)

10d. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 2, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED UNDER DOCUMENT NO. 2011070313, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 20' CENTERED ON OVERHEAD LINE)

10e. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 9, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED UNDER DOCUMENT NO. 2011070314, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 20' CENTERED ON OVERHEAD LINE)

10f. WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, EXECUTED BY PALE RIDER LP TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038746, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)

10g. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.

10h. (NOT A SURVEY MATTER)

10i. (NOT A SURVEY MATTER)

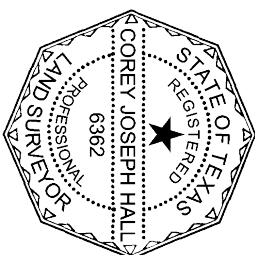
10j. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE, (OWNER'S TITLE POLICY ONLY)

10k. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)

10l. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."
I, COREY J. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S. SUPERVISION.

SAM, LLC.

COREY J. HALL
TEXAS REG. NO. 6362



PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PAGE 5 OF 5



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Off: 512.447.0675
Fax: 512.326.3029
email: info@sam.biz
Texas Firm Registration No. 10064300

08/08/2024
REV: 08/24/2026PARCEL 6E
0.2756 ACRES
12,006 SQ.FT.

Page 1 of 4
August 26, 2026
Parcel: 6E2
Highway: County Road 314

EXHIBIT " "

Proj. No. 1025106249
0.0156 Acres (679 Square Feet)
Isaac Bunker Survey, Abstract No. 54
Williamson County, Texas

EXHIBIT F
EASEMENT DESCRIPTION

DESCRIPTION OF A 0.0156 ACRE (679 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 81.949 ACRE TRACT OF LAND DESCRIBED AS TRACT TEN IN A WARRANTY DEED WITH VENDOR'S LIEN TO PALE RIDER LP OF RECORD IN DOCUMENT NO. 2019091043, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR) SAID 0.0156 ACRE (679 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLs, RPLs, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as N=10,263,030.94, E=3,153,309.01), being 68.00 feet left of Engineer's baseline station 78+37.88, on the existing northerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), said point being in the easterly boundary line of said 81.949 acre tract, for the southwest corner of a called 14.238 acre tract of land described in a Special Warranty Gift Deed to John B. Schwertner recorded in Document No. 2008086836, OPR, and for the northwest corner of a called 0.4560 acre tract of land described in a Deed to Williamson County, Texas, Document No. 2023105408, from which point a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found in the existing northerly right-of-way line of CR 314, for the southwesterly corner of said 0.4560 acre tract, and for the southeasterly corner of said 81.949 acre tract, bears SOUTH 21°24'24" EAST, a distance of 28.15 feet;

THENCE, NORTH 21°24'24" WEST, with the common boundary line of said 14.238 acre tract and said 81.949 acre tract, a distance of 11.85 feet, to a 1/2-inch iron rod with plastic cap stamped "LENZ & ASOC AUSTIN TX" found (Grid Coordinates determined as: N=10,263,041.97, E=3,153,304.68) for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **SOUTH 68°39'00" WEST**, a distance of **16.88 feet**, to a calculated point for the southwest corner of the herein described parcel;

THENCE, over and across the interior of said 81.949 acre tract the following two (2) courses:

- 2) **NORTH 66°20'56" WEST**, a distance of **42.43 feet**, to a calculated point for the northwesterly corner of the herein described parcel;

- 3) **NORTH 82°50'15" EAST**, a distance of **48.33 feet** to a calculated point in aforementioned common boundary line of said 14.238 acre tract and said 81.949 acre tract, for the northeasterly corner of the herein described parcel, from which point a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found for the northwesterly corner of said 14.238 acre tract, and an interior corner of said 81.949 acre tract, bears **NORTH 21°24'24" WEST**, a distance of 782.47 feet;
- 4) **THENCE, SOUTH 21°24'24" EAST**, with said common boundary line, a distance of **18.16 feet** to the **POINT OF BEGINNING**, containing 0.0156 acre (679 square feet) of land, more or less within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The subject tract shown hereon is an easement, monuments were not set for corners.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Corey J. Hall, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933 (now retired), and between January 2023 and February 2025 under the direct supervision of Miguel A. Escobar, LSLs, RPLS.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

SAM, LLC

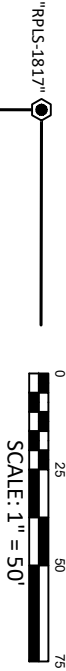
Corey J. Hall, R.P.L.S.
Texas Reg. No. 6362



S:\SEILER-LANKES\CR 314\5 -Descriptions-Reports\PARCEL-6-PALE-RIDER_REV1.docx

PLAT TO ACCOMPANY DESCRIPTION

Line Table		
Line #	Direction	Length
L1	S 68°39'00" W	16.88'
L2	N 66°20'56" W	42.43'
L3	N 82°50'15" E	48.33'
L4	S 21°24'24" E	18.16'
L5	N 21°24'24" W	11.85'
L6	S 21°24'24" E	28.15'



ISAAC BUNKER SURVEY
ABSTRACT NO. 54

PALE RIDER LP
CALLED 81.949 ACRES
TRACT TEN
DOC. NO. 2019091043
O.P.R.W.C.T.

0.0156 ACRES
6E-2
679 SQ. FT.

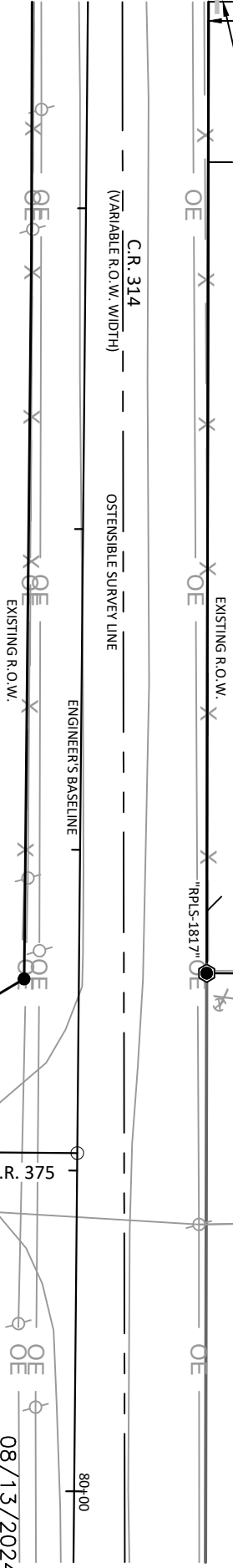
JOHN B. SCHWERTNER
CALLED 14.238 ACRES
DOC. NO. 2008086836
O.P.R.W.C.T.

30' WIDE JOINT WATER AND WASTEWATER LINE EASEMENT
SONTERRA MUD & JARRELL SCHWERTNER WSC
DOC NO. 2024092267
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CALLED 0.4560 ACRES
DOC. NO. 2023105408
O.P.R.W.C.T.

0.812 AC W & W/E
DOC NO. 2024038744, O.P.R.W.C.T.
0.046 AC W & W/E
DOC NO. 2024038744, O.P.R.W.C.T.

P.O.B.
GRID N: 10,263,041.97
GRID E: 3,153,304.68
P.O.C.
GRID N: 10,263,030.94
GRID E: 3,153,309.01
STA: 78+37.88
O/S: 68.00' LT



PROJECT NO.: 1025106249

08/13/2024
REV: 08/24/2026



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
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Fax: 512.326.3029
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Texas Firm Registration No. 10064300

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP

SCALE
1" = 50'

WILLIAMSON COUNTY

PROJECT
C.R. 314

PAGE 3 OF 4

PARCEL 6E-2
0.0156 AC.
679 SQ. FT.

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.

2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

6) THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.

7) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. G12402968 EFFECTIVE 01/23/2025, ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- ⊖ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET BREAK IN SCALE
- ⊔ PROPERTY LINE
- ⊔ OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- ⊔ P.O.B. POINT OF BEGINNING
- ⊔ P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION

SCHEDULE B:

10a. (NOT A SURVEY MATTER)

10b. RIGHT OF WAY EASEMENT DATED OCTOBER 24, 1972, TO JARRELL-SCHWERTNER WSC, RECORDED IN VOLUME 601, PAGE 268, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 15' CENTERED ON PIPE LINE)

10c. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JUNE 14, 1991, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED IN VOLUME 2109, PAGE 23, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 20' CENTERED ON OVERHEAD LINE)

10d. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 2, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED UNDER DOCUMENT NO. 2011070313, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS.

(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 20' CENTERED ON OVERHEAD LINE)

10e. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 9, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED UNDER DOCUMENT NO. 2011070314, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

(THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, 20' CENTERED ON OVERHEAD LINE)

10f. WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, EXECUTED BY PALE RIDER LP TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038746, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

(THE LOCATION IS SHOWN)

10g. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.

10h. (NOT A SURVEY MATTER)

10i. (NOT A SURVEY MATTER)

10j. 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)

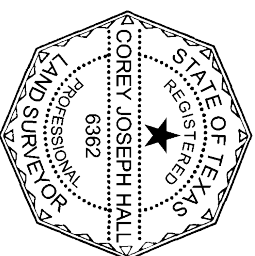
10k. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)

10l. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."

I, COREY J. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRIESDALE, L.S.L.S. RPLS NO. 4933 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S. SUPERVISION.

SAM, LLC.

COREY J. HALL
TEXAS REG. NO. 6362



PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP

WILLIAMSON COUNTY

SCALE
1" = 50'

PROJECT
C.R. 314

PARCEL 6E-2
0.0156 AC.
679 SQ. FT.

08/13/2024
REV: 08/24/2026



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Off: 512.447.0575
Fax: 512.328.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

County: Williamson
Parcel: 12
Highway: County Road 314

08/08/2024
REV: 05/21/2025
Page 1 of 5

EXHIBIT G
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.6190 ACRE (26,964 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 81.949 ACRE TRACT OF LAND DESCRIBED AS TRACT TEN IN A WARRANTY DEED WITH VENDOR'S LIEN TO PALE RIDER LP OF RECORD IN DOCUMENT NO. 2019091043, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR), SAID 0.6190 ACRE (26,964 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as N=10,263,310.58, E=3,153,991.87), being 79.39 feet left of Engineer's baseline station 85+77.00, on the proposed northerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), for a point in the easterly boundary line of that called 14.238 acre tract of land described in a Special Warranty Gift Deed to John B. Schwertner of record in Document No. 2008086836, OPR, for a point in the westerly boundary line of said Tract Ten, and for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

1) THENCE, NORTH 68°39'00" EAST, with said proposed northerly right-of-way line, over and across the interior of said Tract Ten, a distance of **673.87 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 73.55 feet left of Engineer's baseline station 92+50.85, in the westerly boundary line of Lot 29, Block 12, SONTERRA WEST SECTION 7, PHASE 2A-1, a subdivision of record in Document No. 2016046707, OPR, in the easterly boundary line of said Tract Ten, and for the northeasterly corner of the herein described parcel, from which point a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found, for a point in the westerly boundary line of Lot 16 Block 3 SONTERRA WEST SECTION 7, PHASE 2A, a subdivision of record in Document No. 2015108967, OPR, for the southeasterly corner of that certain called 40.969 acre tract of land described in a Special Warranty Gift Deed to William Joseph Schwertner, Jr., of record in Document No. 2008018590, and for the northeasterly corner of said Tract Ten, bears NORTH 21°43'45" WEST, a distance of 1,783.18 feet;

2) THENCE, SOUTH 21°43'45" EAST, departing said proposed northerly right-of-way line, with the common boundary line of said Lot 29 and said Tract Ten, passing at a distance of 2.43 feet a 1/2 inch iron rod with plastic cap stamped "LENZ & ASOC AUSTIN TX" found for an angle point in the existing northerly right-of-way line of CR 314, and for the southwest corner of said Lot 29, and continuing for a total distance of **40.01 feet**, to a mag nail with washer stamped "LENZ & ASOC" found for an angle point in the existing northerly right-of-way line of CR 314, for the southeast corner of said Tract Ten, and for the southeasterly corner of the herein described parcel;

County: Williamson
Parcel: 12
Highway: County Road 314

08/08/2024
REV: 05/21/2025
Page 2 of 5

3) THENCE, SOUTH 68°39'01" WEST, with the existing northerly right-of-way line of CR 314, same line being the southerly boundary line of said Tract Ten, a distance of **674.09 feet** to an iron rod with plastic cap stamped "RPLS-1817" found being the southeasterly corner of said 14.238 acre tract, same point being the southwesterly corner of said Tract Ten for the southwesterly corner of the herein described parcel;

4) THENCE, NORTH 21°25'20" WEST, departing said existing northerly right-of-way line, with said easterly boundary line of said 14.238 acre tract, and said westerly boundary line of said Tract Ten, at a distance of 37.52 feet pass a 1/2 inch iron rod with plastic cap stamped "LENZ & ASOC AUSTIN TX" found for a point in said common boundary line, and continuing for a total distance of **40.00 feet** to the **POINT OF BEGINNING**, containing 0.6190 acre (26,964 square foot) of land more or less within these metes and bounds;

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

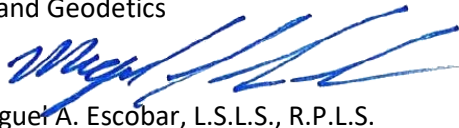
The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933 (now retired), and between January 2023 and February 2025 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics


Miguel A. Escobar, L.S.L.S., R.P.L.S.

Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001

S:\SEILER-LANKES\CR 314\5-Descriptions-Reports\PARCEL-12-PALE-RIDER_REV1.docx



EXHIBIT **G**

PLAT TO ACCOMPANY DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S 21°43'45" E	40.01'
L2	N 21°25'20" W	40.00'

JOHN B. SCHWERTNER
CALLED 14.238 ACRES
DOC. NO. 2008086836
O.P.R.W.C.T.

PALE RIDER LP
CALLED 81.949 ACRES
TRACT TEN
DOC. NO. 2019091043
O.P.R.W.C.T.

WILLIAM JOSEPH SCHWERTNER, JR.
CALLED 40.969 ACRES
DOC. NO. 2008018590
O.P.R.W.C.T.

LOT 16
BLOCK 3
SONTERRA WEST SECTION 7
PHASE 2A
DOC. NO. 2015108967
O.P.R.W.C.T.

SONTERRA WEST
SECTION 7,
PHASE 2A-1
DOC. NO. 2016046707
O.P.R.W.C.T.

P.O.B.
GRID N: 10263310.58
GRID E: 3153991.87
STA: 85+77.00
O/S: 79.39' LT

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

12
0.6190 AC.
26,964 SQ. FT.

SEE DETAIL "A"
SHEET 4

PROPOSED R.O.W.
DOC NO. 2024038744, OPR

PROPOSED R.O.W.

N 68° 39' 00" E 673.87'

(S71°03'09"W 674.01')

S 68° 39' 01" W 674.09'

SEE DETAIL "B"
SHEET 4

EXISTING R.O.W.
R.O.W. DEDICATION
0.63 AC. PER PLAT
DOC. NO. 2016046707

LOT 29
BLOCK 12
OPEN SPACE &
DRAINAGE
EASEMENT
STA: 92+50.85
O/S: 73.55' LT

85+100

OSTENSIBLE SURVEY LINE

90+00

C.R. 314
(VARIABLE R.O.W. WIDTH)

ENGINEER'S BASELINE

EXISTING R.O.W.

A.A. LEWIS SURVEY
ABSTRACT NO. 384

PROJECT NO.: SLAN-001

PARCEL PLAT SHOWING PROPERTY OF

08/08/2024
REV: 05/21/2025

**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

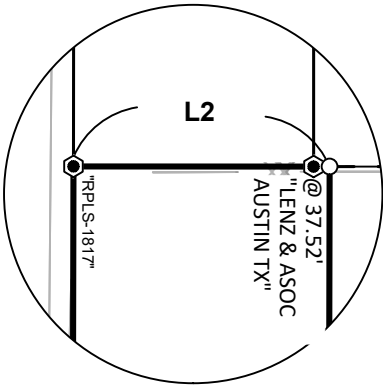
PARCEL 12
0.6190 AC.
26,964 SQ. FT.
PAGE 3 OF 5

PLAT TO ACCOMPANY DESCRIPTION

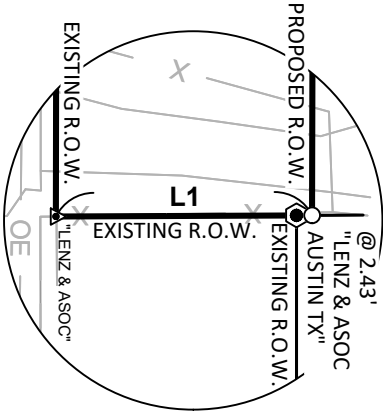
LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- ▲ MAG NAIL FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLAMSON COUNTY" SET
- √ BREAK IN SCALE
- R PROPERTY LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



PROJECT NO.: SLAN-001

08/08/2024
REV: 05/21/2025

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP

INLAND
GEODETICS



PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 12
0.6190 AC.
26,964 SQ. FT.

PAGE 4 OF 5

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

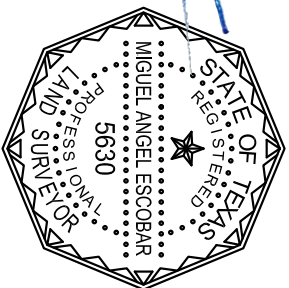
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. G12301890, EFFECTIVE 01/23/2025 ISSUED 02/04/2025, THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.T.S., R.P.L.S. NO. 4933 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER MY SUPERVISION.

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.T.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10059100

PROJECT NO.: SLAN-001



PALE RIDER LP

PARCEL PLAT SHOWING PROPERTY OF

WILLAMSON COUNTY

PARCEL 12
0.6190 AC.
26,964 SQ. FT.

08/08/2024
REV: 05/21/2025

PROJECT
C.R. 314

PAGE 5 OF 5

County: Williamson
Parcel: 12E
Highway: County Road 314

08/08/2024
REV: 05/21/2025
Page 1 of 5

EXHIBIT H
EASEMENT DESCRIPTION

DESCRIPTION OF A 0.2320 ACRE (10,107 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 81.949 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO PALE RIDER LP RECORDED IN DOCUMENT NO. 2019091043, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR), SAID 0.2320 ACRE (10,107 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND IN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLs, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as N=10,263,310.58, E=3,153,991.87), being 79.39 feet left of Engineer's baseline station 85+77.00, for a point on the proposed northerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), for a point on the easterly boundary line of that certain called 14.238 acre tract of land described in a Special Warranty Gift Deed to John B. Schwertner recorded in Document No. 2008086836, OPR, for a point on the westerly boundary line of said Tract Ten, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel, from which point a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found for the southeasterly corner of said 14.238 acre tract, and for the southwesterly corner of said Tract Ten bears SOUTH 21°25'20" EAST, at a distance of 2.48 feet pass a 1/2 inch iron rod with plastic cap stamped "LENZ & ASOC AUSTIN TX" found in said common boundary line, at a distance of 11.39 feet pass a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set for a point on said common boundary line, and for an angle point in said proposed northerly right-of-way line, and continuing for a total distance of 40.00 feet;

1) THENCE, NORTH 21°25'20" WEST, departing said proposed northerly right-of-way line, with said common boundary line, a distance of **15.00** feet to a calculated point for the northwesterly corner of the herein described parcel;

2) THENCE, NORTH 68°39'00" EAST, over and across the interior of said Tract Ten, a distance of **673.78 feet** to a calculated point on the westerly boundary line of Lot 29, Block 12, SONTERRA WEST SECTION 7, PHASE 2A-1, a subdivision of record in Document No. 2016046707, OPR, for a point in the easterly boundary line of said Tract Ten, and for the northeasterly corner of the herein described parcel, from which point a 1/2 inch iron rod with plastic cap stamped "RPLS-1817" found for a point in the westerly boundary line of Lot 16 Block 3 SONTERRA WEST SECTION 7, PHASE 2A, a subdivision of record in Document No. 2015108967, OPR, for the southeasterly corner of that certain called 40.969 acre tract of land described in a Special Warranty Gift Deed to William Joseph Schwertner, Jr., of record in Document No. 2008018590, OPR, and for the northeasterly corner of said Tract Ten, bears NORTH 21°43'44" WEST, a distance of 1,783.18 feet;

County: Williamson
Parcel: 12E
Highway: County Road 314

08/08/2024
REV: 05/21/2025
Page 2 of 5

3) THENCE, SOUTH 21°43'44" EAST, with said common boundary line, a distance of **15.00 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 73.55 feet left of Engineer's baseline station 92+50.85, on aforementioned proposed northerly right-of-way line, and for the southeasterly corner of the herein described parcel, from which a mag nail with washer stamped "LENZ & ASOC" found, for an angle point on the existing northerly right-of-way line of CR 314, and for the southeasterly corner of said Tract Ten, bears SOUTH 21°43'44" EAST, at a distance of 2.43 feet pass a 1/2 inch iron rod with plastic cap stamped "LENZ & ASOC" found for an angle point on said existing and proposed northerly right-of-way lines of CR 314, for a point in the easterly boundary line of said Tract Ten, and for the southwest corner of said Lot 29, and continuing for a total distance of 40.01 feet;

4) THENCE, SOUTH 68°39'00" WEST, with said proposed northerly right-of-way line, over and across the interior of said Tract Ten, a distance of **673.86 feet**, to the **POINT OF BEGINNING**, containing 0.2320 acre (10,107 square feet) of land more or less within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The subject tract shown hereon is an easement, monuments were not set for corners.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933 (now retired), and between January, 2023 and February, 2025 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics



Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001
S:\SEILER-LANKES\CR 314\5-Descriptions-Reports\ PARCEL-12E-PALE-RIDER_REV1.docx



EXHIBIT H

PLAT TO ACCOMPANY DESCRIPTION

LOT 16
BLOCK 3

SONTERRA WEST SECTION 7

PHASE 2A

DOC NO. 2015108967

O.P.R.W.C.T.

WILLIAM JOSEPH SCHWERTNER, JR.
CALLED 40.969 ACRES
DOC. NO. 2008018590
O.P.R.W.C.T.

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

JOHN B. SCHWERTNER
CALLED 14.238 ACRES DOC.
NO. 2008086836
O.P.R.W.C.T.

PALE RIDER LP
CALLED 81.949 ACRES
DOC. NO. 2019091043
O.P.R.W.C.T.

SONTERRA WEST
SECTION 7,
PHASE 2A-1
DOC. NO. 2016046707
O.P.R.W.C.T.

0.2320 AC.
10,107 SQ. FT.
12E

GRID N: 10263310.58
GRID E: 3153991.87

STA: 85+77.00
O/S: 79.39' LT

PROPOSED R.O.W.

SEE DETAIL "A"
SHEET 4

"RPLS-1817"

OSTENSIBLE SURVEY LINE

ENGINEER'S BASELINE

S 68° 39' 01" W 674.07'

C.R. 314
(VARIABLE R.O.W. WIDTH)

EXISTING R.O.W.

N 68° 39' 00" E 673.78'
S 68° 39' 00" W 673.86'

0.389 AC W & WVE
DOC. NO. 2024038744, OPR

SEE DETAIL "B"
SHEET 4

R.O.W. DEDICATION
0.03 AC. PER PLAT
DOC. NO. 2016046707

"LENZASOC"

STA: 92+50.85
O/S: 73.55' LT
LOT 29
BLOCK 12
OPEN SPACE &
DRAINAGE
EASEMENT

Line Table	
Line #	Direction
L1	N 21° 25' 20" W 15.00'
L2	S 21° 43' 44" E 15.00'
L3	S 21° 25' 20" E 40.00'
L4	S 21° 43' 44" E 40.01'

PROJECT NO.: SLAN-001

08/08/2024
REV: 05/21/2025

INLAND
GEODETICS

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP

WILLAMSON COUNTY

SCALE
1" = 100'

PROJECT
C.R. 314

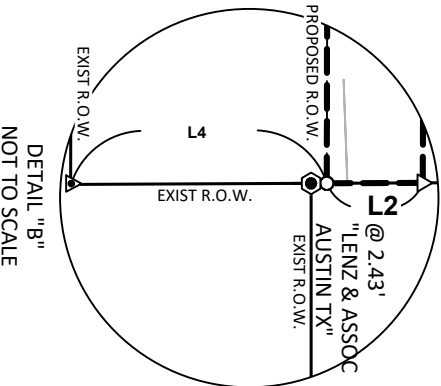
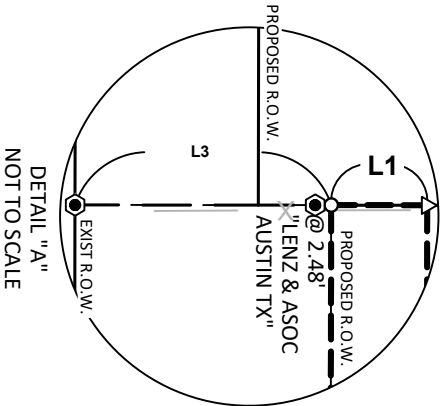
PARCEL 12E
0.2320 AC.
10,107 SQ. FT.

PAGE 3 OF 5

EXHIBIT H
PLAT TO ACCOMPANY DESCRIPTION

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- ▲ MAG NAIL FOUND (AS NOTED)
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLAMSON COUNTY" SET
- ⋈ BREAK IN SCALE
- P PROPERTY LINE
- OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
- O.P.R.W.C.T.
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION



PROJECT NO.: SLAN-001

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP

**INLAND
GEODETICS**

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 12E
0.2320 AC.
10,107 SQ. FT.
PAGE 4 OF 5

08/08/2024
REV: 05/21/2025

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

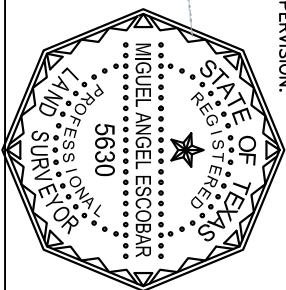
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.
- 7) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. 612402969, EFFECTIVE 01/23/2025 ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.LS. RPLS NO. 4933 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER MY SUPERVISION.

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100

PROJECT NO.: SLAN-001



PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER LP

WILLAMSON COUNTY

EXISTING R.O.W.

PROJECT
C.R. 314

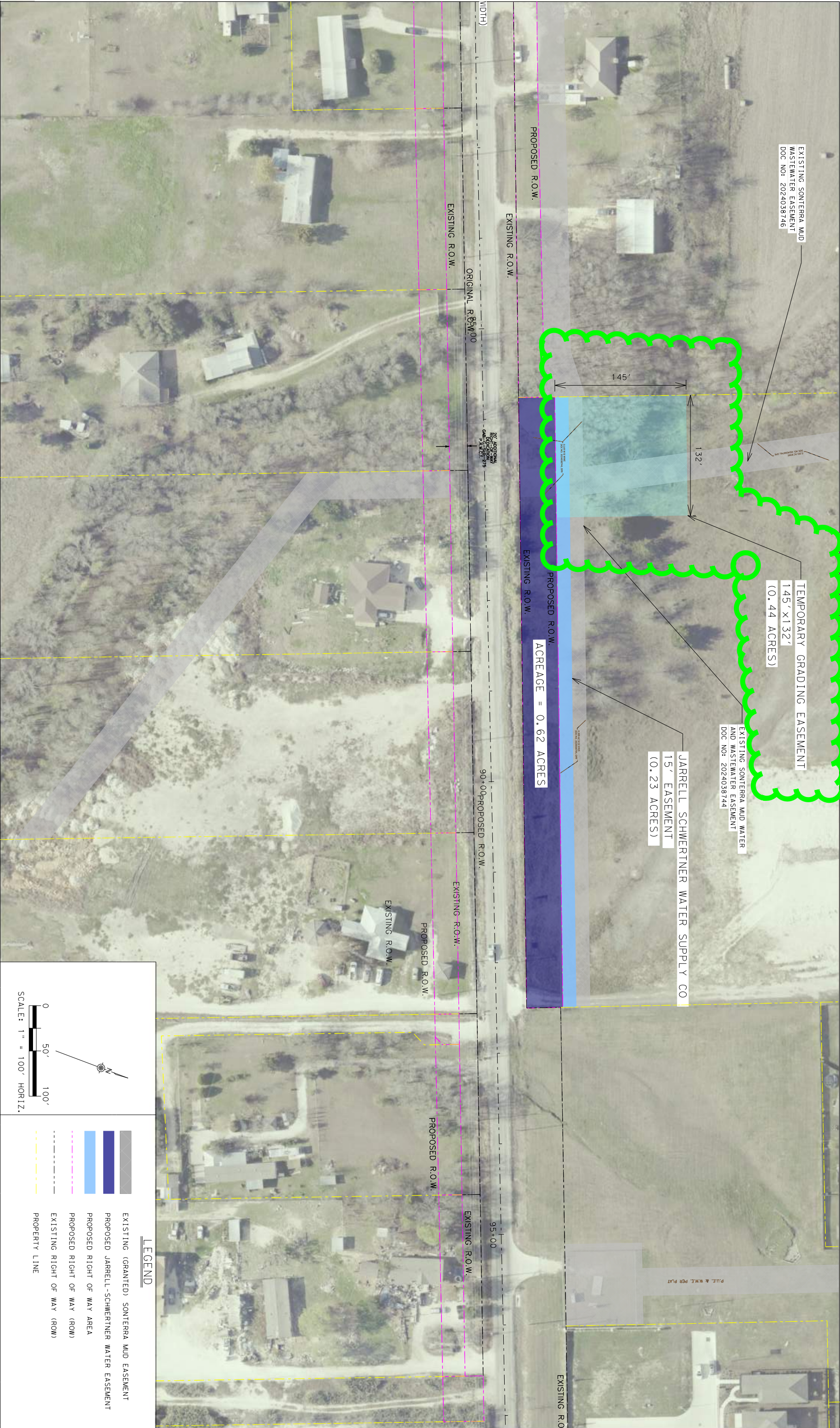
PARCEL 12E
0.2320 AC.
10,107 SQ. FT.

08/08/2024
REV: 05/21/2025

SCHEDULE B

- 10a. (NOT A SURVEY MATTER)
- 10b. RIGHT OF WAY EASEMENT DATED OCTOBER 24, 1972, TO JARRELL-SCHWERTNER WSC, RECORDED IN VOLUME 601, PAGE 268, DEED RECORDS, WILLAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. 15' CENTERED ON PIPELINE)
- 10c. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JUNE 14, 1991, TO BARTLETT ELECTRIC COOPERATIVE INC, RECORDED IN VOLUME 2109, PAGE 23, DEED RECORDS, WILLAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. 20' CENTERED ON OVERHEAD LINE)
- 10d. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 2, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC, RECORDED UNDER DOCUMENT NO. 2011070313, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. 20' CENTERED ON OVERHEAD LINE)
- 10e. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED SEPTEMBER 9, 2011, TO BARTLETT ELECTRIC COOPERATIVE INC, RECORDED UNDER DOCUMENT NO. 2011070314, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. 20' CENTERED ON OVERHEAD LINE)
- 10f. WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, EXECUTED BY PALE RIDER LP TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038746, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS.
- 10g. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.
- 10h. (NOT A SURVEY MATTER)
- 10i. (NOT A SURVEY MATTER)
- 10j. 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)
- 10k. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
- 10l. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."

" EXHIBIT "I"



CobbFendley
TITLE: CR 314 Registration No. T-274
9600 N. Mojac Expressway, Suite 800
Austin, Texas 78759
512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

CR 314 IMPROVEMENTS

PALE RIDER LP

R497294

PARCEL 12

PRELIMINARY
THIS PRINT IS FURNISHED FOR INFORMATION ONLY.
THE PLAN INFORMATION OR OTHER DATA SHOWN HEREON IS
SUBJECT TO CHANGE AND MUST NOT BE CONSTRUED AS FINAL.

EXHIBIT "J" TO PUA**ELECTRIC UTILITY EASEMENT
AND COVENANT OF ACCESS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF WILLIAMSON

§

That **PALE RIDER, LP**, of Williamson County, Texas (hereinafter referred to as "Grantor," whether one or more), for the provision of electric service or other good and valuable consideration received the receipt and sufficiency of which is deemed valuable to Grantor and which is hereby expressly acknowledged and accepted by Grantor from **Bartlett Electric Cooperative, Inc., a Texas electric cooperative corporation**, whose mailing address is P. O. Box 200, Bartlett, Texas 76511, and physical address of 27492 Highway 95, Bartlett, Texas 76511 (hereinafter referred to as "Cooperative"), does hereby grant and convey unto the Cooperative, its successors and assigns, an Easement and right-of-way for above-ground facilities to include, but not be limited to, one or more electric lines and communication devices and/or lines or cables, crossarms, insulators, pole mounted equipment and supports for pole mounted equipment to overhang aerially but not physically touch Grantor's property for electric operations and/or maintenance, each consisting of a variable number of wires and circuits, and all necessary and desirable appurtenances and attachments including, but not limited to, poles, crossarms, guy wires and guy anchorages of varying heights and/or depths ("Easement"), over, across, along and upon all that certain land in Williamson County, Texas (hereinafter referred to as "Grantor's Property") more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Easement").

The Easement and its rights and privileges herein granted shall include the right of temporary pedestrian and vehicular ingress and egress on, over, under, across, along and upon Grantor's Property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including, but not limited to, placing, constructing, reconstructing, operating, inspecting, patrolling, maintaining, removing, improving, upgrading, increasing or reducing the capability, capacity and number of circuits, repairing, and relocating electric and/or communication lines and/or devices, or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service.

This Easement, together with all rights and privileges herein granted, shall be a covenant running with the land for the benefit of the Cooperative, its successors and assigns, and such rights and privileges are severable and may be assigned in whole, or in part, as the Cooperative may desire. Grantor covenants that Grantor, Grantor's heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising Cooperative's rights and privileges herein described at all reasonable times.

The Cooperative shall also have the right to use so much of the remainder of Grantor's Property as may be reasonably necessary to provide electric utility service to Grantor's property including, but not limited to, construction, installation, repair and removal of the facilities that may at any time be necessary, at Cooperative's sole discretion, for the purposes herein specified. In exercising its ingress and egress rights under this instrument, the Cooperative shall use existing roads on Grantor's Property to the extent practicable, and otherwise the Cooperative shall use commercially reasonable efforts to exercise the rights granted in this paragraph in a manner that minimizes the Cooperative's interference with Grantor's use of Grantor's Property.

Should the Grantor erect locked gates or other barriers that include, but not limited to, hostile dogs, the Grantor will provide the Cooperative with convenient means to circumvent the barrier for access without notice. Refusal on the part of the Grantor to provide reasonable access for the above purposes may, at the Cooperative's option, be sufficient cause for discontinuance of service. Alternatively, the Cooperative may move the metering location and other facilities and charge Grantor the cost of relocating all facilities.

The Cooperative shall have the right to clear the Easement of all obstructions or to prevent possible interference with or hazards to the safety, operation, and reliability of any of said lines and/or facilities or devices, including, but not limited to, trimming, cutting down, and/or chemically treating trees, undergrowth, and shrubbery within the

Easement or within such proximity of the Cooperative's facilities so as to be hazardous to such facilities. Grantor shall not construct or locate any structure, building, or obstruction including, but not limited to, impound any water or place any temporary or permanent erection of any mast-type equipment or appurtenances, stock tanks, dams, storage piles, swimming pools, antenna, spas, water wells, and/or oil wells within the Easement that will violate any applicable safety codes or interfere with Cooperative's rights and privileges as herein granted. Cooperative has the right to install, use, maintain, and lock access gates, and to remove or prevent construction on the Easement of any or all buildings, structures, and obstructions at Grantor's expense.

Grantor agrees that the consideration received by the Grantor includes consideration for all damages for the initial construction of the Cooperative's facilities on Grantor's Property as well as all damages, if any, to Grantor's Property which may occur in the future after the initial construction of the Cooperative's facilities on Grantor's Property, directly resulting from the Cooperative's exercise of any of its rights herein granted. The Cooperative shall not be liable for any damages caused by maintaining the easement clear of trees, undergrowth, brush, buildings, structures, and/or obstructions.

Grantor warrants that Grantor is the owner of Grantor's Property and has the right to execute this instrument. Grantor warrants that there are no liens existing against Grantor's Property other than the following liens:

Grantor agrees that all of Cooperative's facilities installed on, over, under, across, along and upon Grantor's Property shall remain the sole property of Cooperative, removable at the sole option of the Cooperative.

TO HAVE AND TO HOLD the Easement and rights unto the Cooperative, its successors and assigns, until all of the Cooperative's lines and facilities shall be abandoned by a fully executed and recorded release of Grantor's Property by the Cooperative and not by removal of any or all Cooperative facilities, and in that event the Easement shall cease and all rights herein granted shall terminate and revert to Grantor, Grantor's heirs, successors or assigns; AND GRANTOR HEREBY BINDS GRANTOR, AND GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS, TO WARRANT AND FOREVER DEFEND THE EASEMENT AND RIGHTS HEREIN GRANTED UNTO THE COOPERATIVE, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

Joint Easement Use and Facility Location Assignment: SONTERRA MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas ("District"), executes and joins in this Easement for the sole purpose of acknowledging and consenting to Cooperative's shared use of the portion of the Easement property described in Exhibit "B" attached hereto for the purposes set out herein which lies jointly within the District's existing easement area and use rights granted in and otherwise allowed pursuant to the terms of that certain Water and Wastewater Easement granted to District in Document No. 2024038745, Official Records of Williamson County, Texas (the "District Easement"), and the parties further agree that any facilities of Cooperative or District within the joint use area shall be constructed and maintained in the assigned alignment and locations identified in further detail in Exhibit "C" attached hereto and incorporated herein (the "Joint Use Assignment Area"). District further agrees that it shall not install any Facilities, as that term is described within the District Easement, which extends above the surface of the Joint Use Easement Area, without the prior written consent of Grantee, which consent shall not be unreasonably withheld, conditioned, or delayed.

[signature page follows]

GRANTOR: _____

PALE RIDER, LP

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on _____, 2026, by
_____, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

DO NOT WRITE BELOW THIS LINE
COUNTY

RESERVED SPACE BELOW FOR RECORDING AT

EXHIBIT B to easement
EASEMENT DESCRIPTION

DESCRIPTION OF A 0.1757 ACRE (7,655 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN CAROUTHERS SURVEY, ABSTRACT NO. 148, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 59.261 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PALE RIDER, LP, RECORDED IN DOCUMENT NO. 2020071680, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR), SAID 0.1757 ACRE (7,655 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS, (NOW RETIRED) AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" found (Grid Coordinates determined as N=10,262,199.14, E=3,151,517.45), being 68.03 feet right of Engineer's baseline station 58+68.03, on the proposed southerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), said point being in the easterly boundary line of that called 20.004 acre tract of land described in a Warranty Deed to Pale Rider, LP recorded in Document No. 2020103251, of said Official Public Records, same line being the westerly boundary line of said 59.261 acre tract, from which point a 1/2 inch iron rod with plastic cap stamped "MAPLES RPLS 5043" found on the northerly boundary line of a called 41.129 acre tract of land described in a Warranty Deed to Richard J. Sladeck, Sr. of record in Document No. 2020049975, of said Official Public Records of Williamson County, Texas being the southwesterly corner of said 59.261 acre tract and the southeasterly corner of said 20.004 acre tract, bears South 21°34'09" East a distance of 1,249.58 feet;

THENCE, North 69°03'45" East, over and across said 59.261 acre tract with the proposed right-of-way line a distance of 414.59 feet to a calculated point (Grid Coordinates determined as N=10,262,347.27, E=3,151,904.61), being 63.72 feet right of Engineer's baseline station 62+82.26 for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

- 1.) **THENCE, North 69°03'45" East**, with said proposed right-of-way line a distance of **510.30 feet** to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across the interior of said 59.261 acre tract the following three (3) courses;

- 2.) **South 20°56'15" East**, a distance of **15.00 feet**, to a calculated point for the southeast corner of the herein described tract;
- 3.) **South 69°03'45" West**, a distance of **510.30 feet**, to a calculated point for the southwest corner of the herein described tract;



Page 2 of 5
September 1, 2026
Parcel: 5E
Highway: County Road 314

EXHIBIT " "

Proj. No. 1025106209
0.1757 Acres (7,655 Square Feet)
John Carouthers Survey, Abstract No. 148
Williamson County, Texas

4.) North 20°56'15" West, a distance of **15.00 feet**, to the **POINT OF BEGINNING** and containing 0.1757 acres of land (7,655 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD 83(2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99985232.

The subject tract shown hereon is an easement, monuments were not set for corners.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

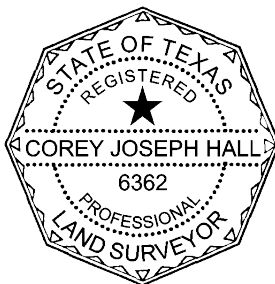
THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

I, Corey J. Hall, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired), and between January 2023 and February 2025, under the direct supervision of Miguel A. Escobar, LSLS, RPLS No. 5630.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

SAM, LLC – Round Rock

Corey J. Hall, R.P.L.S.
Texas Reg. No. 6362



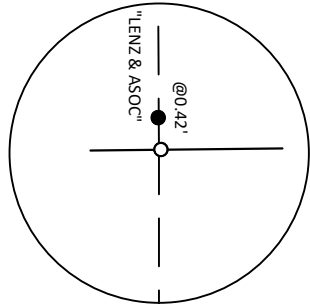
\\saminc\aus\LEGACY\Express\DataFiles\SEILER-LANKES\CR 314\5 -Descriptions-Reports



1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10064300
512-238-1200 office

EXHIBIT **B to easement**

PLAT TO ACCOMPANY DESCRIPTION

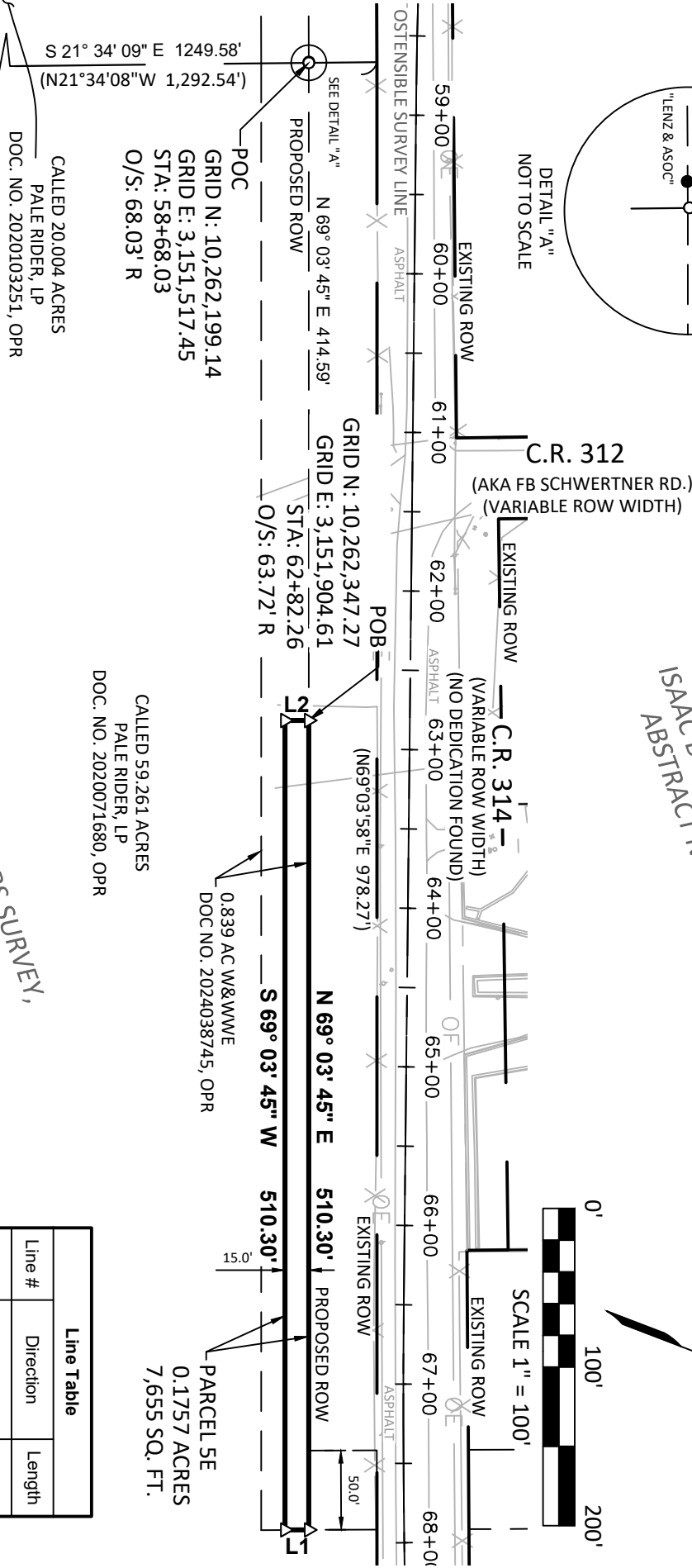


DETAIL "A"
NOT TO SCALE

ISAAC BUNKER SURVEY,
ABSTRACT NO. 54



SCALE 1" = 100'



Line Table		
Line #	Direction	Length
L1	S 20°56'15\" E	15.00'
L2	N 20°56'15\" W	15.00'

PROJECT NO.: 1025106249

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PAGE 3 OF 5



4801 Southwest Parkway/
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz
Texas Firm Registration No. 10064300

06/07/2024
REV: 09/01/2026

EXHIBIT **B to easement**

PLAT TO ACCOMPANY DESCRIPTION

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2301876

1a. THIS ITEM HAS BEEN INTENTIONALLY DELETED

10a. THE RIGHTS OF COOL WATERS MUD TO LEVY TAXES AND ISSUE BONDS.

10b. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.

10c. (NOT A SURVEY MATTER)

10d. (NOT A SURVEY MATTER)

10e. (NOT A SURVEY MATTER)

10f. (NOT A SURVEY MATTER)

10g. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.

10h. RIGHTS OF PARTIES IN POSSESSION.

10i. DISCREPANCIES BETWEEN THE PROPERTY LINE(S) OF THE SUBJECT TRACT AND THE EXISTING FENCE, AS SHOWN ON SURVEY PLAT PREPARED BY MIGUEL ANGEL ESCOBAR RPLS NO. 5630, DATED APRIL 26, 2024.

10j. POWER LINE IN PLACE AS SHOWN ON SURVEY PLAT MADE BY MIGUEL ANGEL ESCOBAR RPLS NO. 5630, DATED APRIL 26, 2024, TOGETHER WITH ALL ASSOCIATED RIGHTS OF POWER COMPANY, INCLUDING BUT NOT LIMITED TO THE RIGHTS OF INGRESS AND EGRESS OVER THE PROPERTY DESCRIPTION HEREIN.

10k. WATER AND WASTEWATER EASEMENT DATED SEPTEMBER 28, 2023, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2024038745, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)

10l. CITY OF JARRELL ORDINANCE RECORDED JULY 10, 2024 UNDER DOCUMENT NO. 2024054801, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(BLANKET IN NATURE)

PROJECT NO.: 1025106249

06/07/2024
REV: 09/01/2026

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300



SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
C.R. 314

PARCEL 5E
0.1757 AC.
7,655 SQ. FT.

PAGE 4 OF 5

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.

2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2301876 EFFECTIVE 01/23/2025, ISSUED 02/04/2025. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

7) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C01150F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

LEGEND

- IRON ROD FOUND
(1/2" OR AS NOTED)

○ IRON ROD WITH CAP STAMPED
"WILLIAMSON COUNTY" FOUND

⚡ UTILITY POLE

Δ CALCULATED POINT

✱ WIRE FENCE

— OE — OVERHEAD WIRES

OPR OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS

DR DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS

POB POINT OF BEGINNING

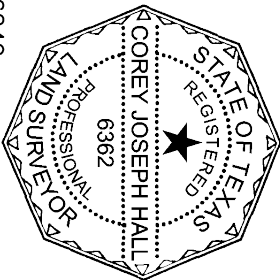
POC POINT OF COMMENCEMENT

ROW RIGHT-OF-WAY

I, COREY J. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S., R.P.L.S. NO. 4993 (NOW RETIRED), AND BETWEEN JANUARY 2023 AND FEBRUARY 2025 UNDER THE SUPERVISION OF MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.

SAM, LLC.

COREY J. HALL, R.P.L.S.
TEXAS REG. NO. 6362



PROJECT NO.: 1025106249

06/07/2024
REV: 09/01/2026

PARCEL PLAT SHOWING PROPERTY OF

PALE RIDER, LP

WILLIAMSON COUNTY

SCALE
1" = 100'

PROJECT
C.R. 314

PARCEL 5E
0.1757 AC.
7.655 SQ. FT.

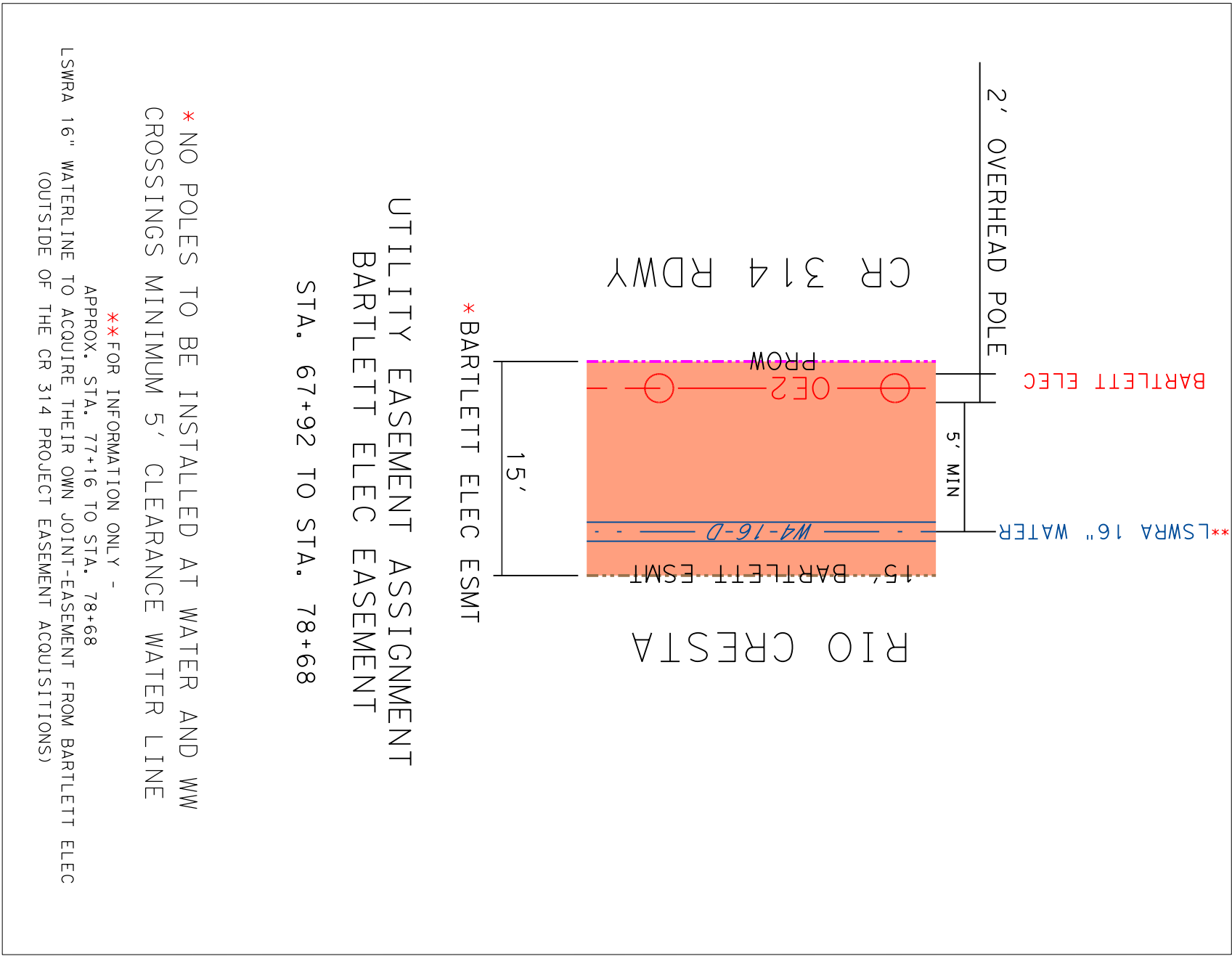
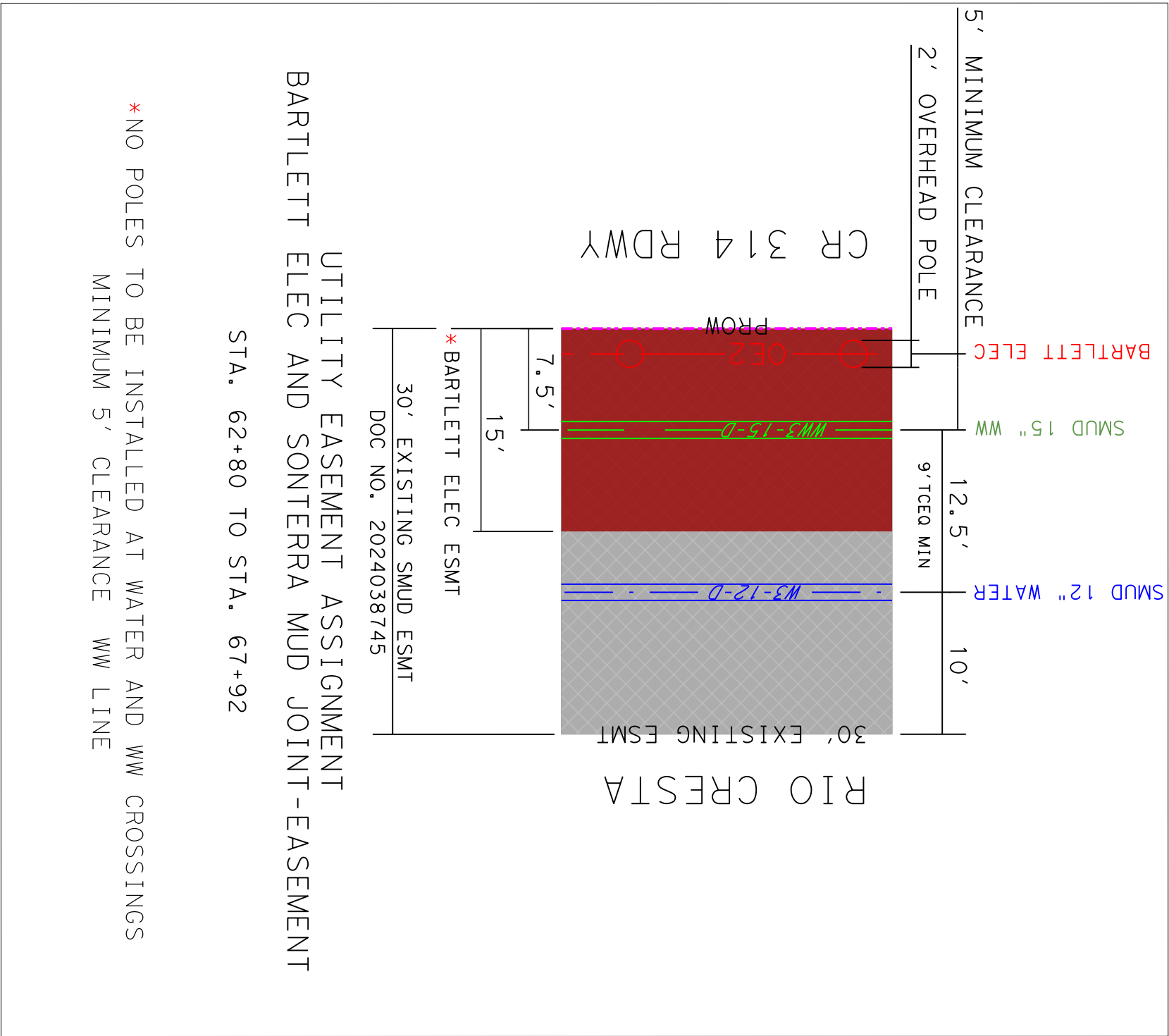
PAGE 5 OF 5



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz
Texas Firm Registration No. 10064300

EXHIBIT "C" TO ELECTRIC EASEMENT

USER: \$USERS\$
DATE: 7/22/2025 3:12:58 PM
SCRIPT: \$\$SCRIPTS\$
FILE: \$FILES\$



CobbHendley
TBP&LS Firm Registration No. F-274
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

CR 314 UTILITY ASSIGNMENTS

PALE RIDER LP

R012304 & R012305

PARCEL 5

PRELIMINARY
THIS PRINT IS FURNISHED FOR INFORMATION ONLY.
THE PLAN INFORMATION OR OTHER DATA SHOWN HEREON IS
SUBJECT TO CHANGE AND MUST NOT BE CONSTRUED AS FINAL.

EXHIBIT "K" TO PUA

**WATER LINE EASEMENT
WITH TEMPORARY CONSTRUCTION EASEMENT**

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

KNOW ALL MEN BY THESE PRESENTS, that **Pale Rider LP**, a Texas limited partnership (the "Grantor"), in consideration of ten dollars (\$10.00) and other good and valuable consideration paid by **Lone Star Regional Water Authority** (whose address is P.O. Box 408, Round Rock, Texas 78680) and **Jarrell-Schwertner Water Supply Corporation** (whose address is 2393 CR 311, Jarrell, Texas 76537) (collectively, the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement (the "**Easement**") with the right to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, maintain, replace, upgrade, parallel and remove multiple water lines and appurtenances and any other facilities necessary to serve Grantors' property as well as the Grantee's current and future system wide customers, under, over and across _____ acres of land, more particularly described by metes and bounds in Exhibits "A-C" attached hereto (the "Easement"), together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted, but this right shall only be used if reasonable access is not available from an adjacent public right-of-way.

This conveyance is made by Grantor and accepted by Grantee subject to the Water and Wastewater Easement dated September 28, 2023, from Grantor to Sonterra Municipal Utility District, recorded on May 16, 2024, in Document No. 2024038744, Official Public Records, Williamson County, Texas (the "**Sonterra MUD Easement**"). Grantee acknowledges that the Easement overlaps the Sonterra MUD Easement, and Grantee acknowledges that Grantee's water lines shall only be installed at the assigned locations shown in the drawings attached as **Exhibits D and E**.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right of ingress and egress over and across lands owned by Grantor which are contiguous to the Easement, provided that Grantee shall use direct access from a public right of way if available, and if not available, then such ingress and egress shall be limited to areas approved by Grantor; (2) the reasonable right from time to time to remove any and all paving, vegetation, and other obstructions that may injure Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, paralleling, relocation (as above limited), substitution or removal thereof, provided that if paving or concrete is removed during the initial installation of the water lines, then Grantee shall immediately

replace the same; (3) the right to abandon-in-place any and all water lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or its successors or assigns to move or remove any such abandoned lines or appurtenances.

No permanent improvements, inconsistent with the Grantee's use of the Easement, such as, but not limited to, houses, barns, sheds, septic fields, stock tanks, or paved parking lots, shall be constructed or placed on or within any portion of the Easement.

For Grantor and Grantor's heirs, successors, and assigns forever, Grantor reserves the right to pass back or forth across the Easement on foot or in vehicles; to cultivate or landscape same; to raise crops or gardens thereon; to fence and graze cattle and livestock thereon; to lay out, dedicate, construct, and maintain roads, streets, driveways, and utility lines across the Easement at any angle not less than forty-five degrees (45°) to said water lines; provided, however, that Grantee's water lines shall not be obstructed, endangered, or interfered with and that said water lines shall always be left with proper cover and sufficient and permanent support; and further provided that Grantor shall not install or construct wastewater lines, gas pipelines, or petroleum pipelines (i) above Grantee's water lines, (ii) at an angle less than forty-five degrees (45°) to Grantee's water lines, or (iii) with a separation distance of less than two feet from Grantee's water lines, without the prior consent of Grantee.

In addition to the rights reserved above, Grantor shall have the right to install, maintain, repair, and replace hardscaping, landscaping, irrigation systems, and entry monuments within the Easement (collectively, "Grantor's Improvements"), provided that such Grantor's Improvements shall not unreasonably interfere with Grantee's use, operation, maintenance, repair, replacement, or inspection of the water lines and appurtenances within the Easement. Grantor shall provide Grantee with not less than thirty (30) days' prior written notice before commencing installation of any Grantor's Improvements. Grantee shall exercise reasonable care to avoid damage to Grantor's Improvements when exercising its rights under this Easement; however, Grantor shall be solely responsible for any damage to Grantor's Improvements resulting from Grantee's exercise of its rights hereunder, and Grantee shall have no obligation to repair, replace, or compensate Grantor for any such damage.

As part of the consideration for the Easement, Lone Star Regional Water Authority agrees to install taps on its water line within the Easement for use by the retail water service provider for the Property as depicted on Exhibit F.

Subject to the limitations of the Texas Tort Claims Act, Chapter 101, Texas Civil Practice and Remedies Code, if applicable, Grantee shall defend, indemnify, and hold harmless Grantor and Grantor's successors and assigns from and against any and all claims, damages, losses, costs, expenses (including reasonable attorneys' fees), liabilities, and causes of action arising out of or related to Grantee's exercise of the rights granted herein, including but not limited to the construction, installation, operation, maintenance, repair, replacement, or removal of the water lines and appurtenances within the Easement, except to the extent caused by the gross negligence or willful misconduct of Grantor.

Prior to the initial construction of a water line within the Easement, Grantee shall provide Grantor with not less than seventy-two (72) hours' prior written notice before entering upon the Property.

Subject to the doctrine of governmental immunity as applicable to a party, any dispute arising out of or relating to this Easement that cannot be resolved by the parties through good faith negotiation shall be resolved exclusively in the state or federal courts located in Williamson County, Texas. Subject to the doctrine of governmental immunity as applicable to a party, the parties hereby consent to the personal jurisdiction of such courts and waive any objection to venue therein.

If Grantee ceases to use the Easement for water utility or water supply purposes for a continuous period of five (5) years, Grantor may, at Grantor's option, terminate this Easement by providing written notice to Grantee. Upon such termination, all rights granted herein shall revert to Grantor, and Grantee shall, at Grantee's election, either (a) remove all water lines and appurtenances from the Easement and restore the Property to its original condition, or (b) abandon such facilities in place in accordance with the terms of this instrument. Grantee shall execute and deliver to Grantor a release or quitclaim of the Easement in recordable form within thirty (30) days of Grantor's request following termination.

After completion of construction or repair of the water lines, Grantee shall promptly restore the unimproved surface of the Property to its original grade and pre-existing condition. Furthermore, the Grantee will maintain such Easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's premises. This agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

For the same consideration referenced above, Grantor further grants and conveys to Grantee a temporary construction easement over, across and upon an additional twenty-foot (20') width of land located immediately adjacent to and running parallel to the Easement, as depicted and described by metes and bounds in **Exhibit F**, which is attached hereto and incorporated herein for all purposes, to construct and install the contemplated facilities within the Easement. This temporary construction easement with its rights and privileges is limited to the time required to complete the construction, inspection and putting into operation of the facilities contemplated to be

installed pursuant to this instrument.

This conveyance is made by Grantor and accepted by Grantee subject to any easements, rights-of-way, reservations, oil and gas leases, mineral severances, liens, encumbrances, conditions, restrictions, covenants, and other instruments, other than conveyances of the surface fee estate, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas, including, without limitation, the Sonterra MUD Easement. Grantor covenants that it is the owner of the above-described land and that said lands are free and clear of all encumbrances and liens except the following:

TO HAVE AND TO HOLD, subject to the matters set forth herein, the Easement unto the Grantee, its successors and assigns forever, together with all and singular the rights and appurtenances thereto in any way belonging, including all necessary rights to ingress, egress, and regress and the right to assign said Easement or any portion thereof. Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Easement and other rights herein granted to Grantee and Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof.

The Easement conveyed herein was obtained or improved through federal financial assistance. This Easement is subject to the provisions of the Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

[signatures to follow]

IN WITNESS WHEREOF the said Grantor has executed this instrument on _____, 2026.

5

CONSENT TO WATER LINE EASEMENT

Sonterra Municipal Utility District, grantee under that certain Water and Wastewater Easement dated September 28, 2023, recorded on May 16, 2024, in Document No. 2024038744, Official Public Records, Williamson County, Texas, hereby consents to the granting of the foregoing Water Line Easement subject to the conditions and limitations stated in said Water Line Easement.

SONTERRA MUNICIPAL UTILITY DISTRICT,
a political subdivision of the State of Texas

By: _____
_____, President
Board of Directors

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2026, by
_____, President of the Board of Directors of Sonterra Municipal
Utility District, on behalf of said District.

Notary Public Signature

(seal)

**LIENHOLDER'S CONSENT
TO WATER LINE EASEMENT**

_____ ("Lienholder"),
as Beneficiary of a **Deed of Trust**, dated _____, and
recorded in Document No. _____, Official Public Records of
Williamson County, Texas, executed by Pale Rider LP, securing a certain promissory
note of even date therewith, that creates liens, security interests and other rights and
powers that encumber all or parts of the property described in **Exhibit A**, consents to the
grant of the foregoing Water Line Easement and joins in the execution hereof solely as a
lienholder and hereby does agree that in the event of the foreclosure under said Deed of
Trust, or other sale of said property described in said Deed of Trust under judicial or non-
judicial proceedings, the same shall be sold and the same is hereby deemed to be sold
subject to said Water Line Easement

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____, by
_____, known to me to be the person
whose name is subscribed to the preceding instrument, and acknowledged to me that
he/she executed the same for the purposes and consideration therein stated.

Notary Public in and for the State of _____

EXHIBIT "D" TO WATERLINE EASEMENT

USER: \$USERS\$
DATE: 7/22/2025 2:34:06 PM
SCRIPT: \$\$SCRIPT\$
FILE: \$FILES\$



CobbHendley
TBP&LS Firm Registration No. F-274
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
512.834.9798 | fax 512.832.7727 | www.cobbhendley.com

CR 314 UTILITY ASSIGNMENTS

PALE RIDER LP

R497298

PARCEL 6

PRELIMINARY
THIS PRINT IS FURNISHED FOR INFORMATION ONLY.
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SUBJECT TO CHANGE AND MUST NOT BE CONSTRUED AS FINAL.

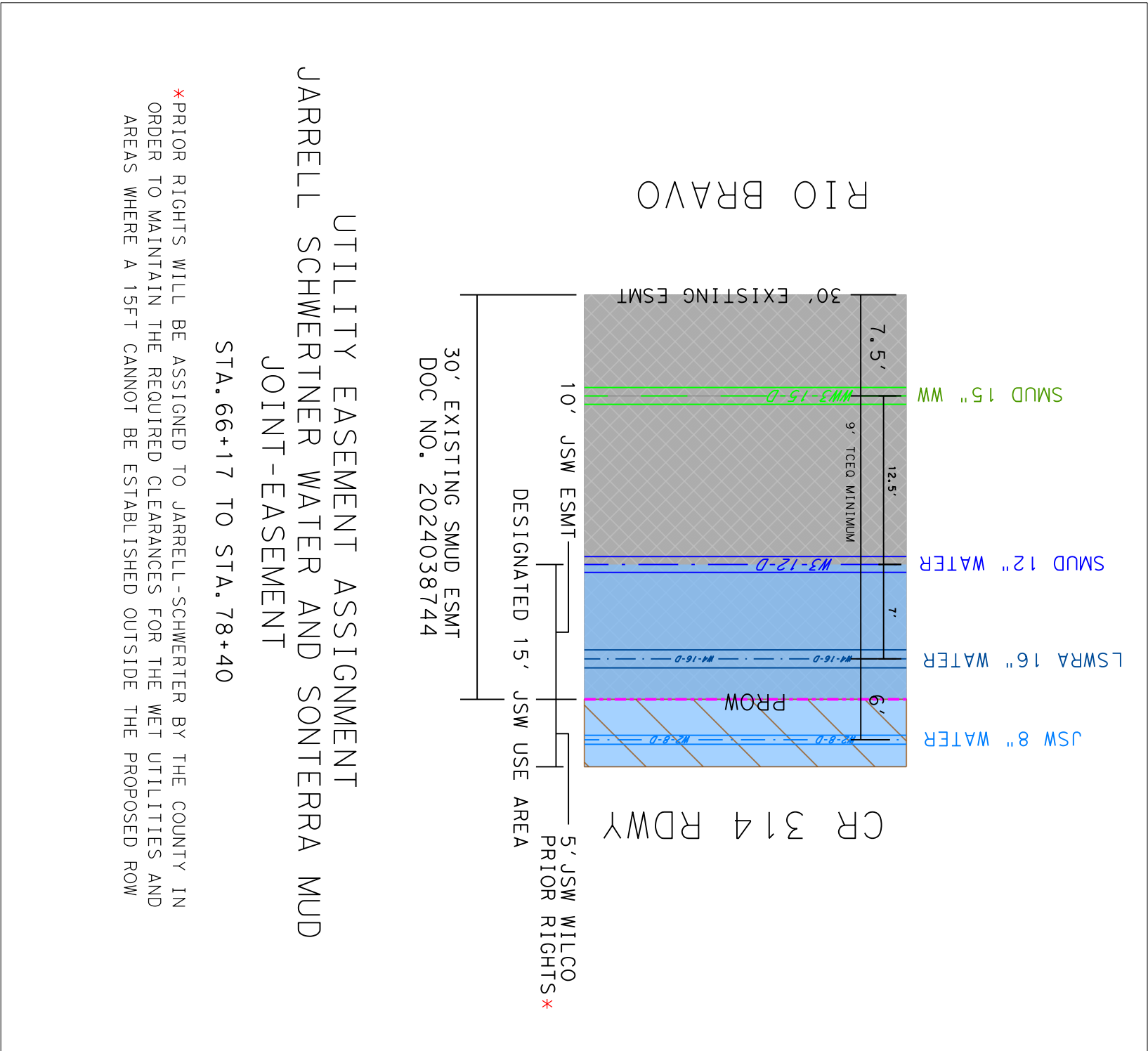


EXHIBIT "E" TO WATERLINE EASEMENT

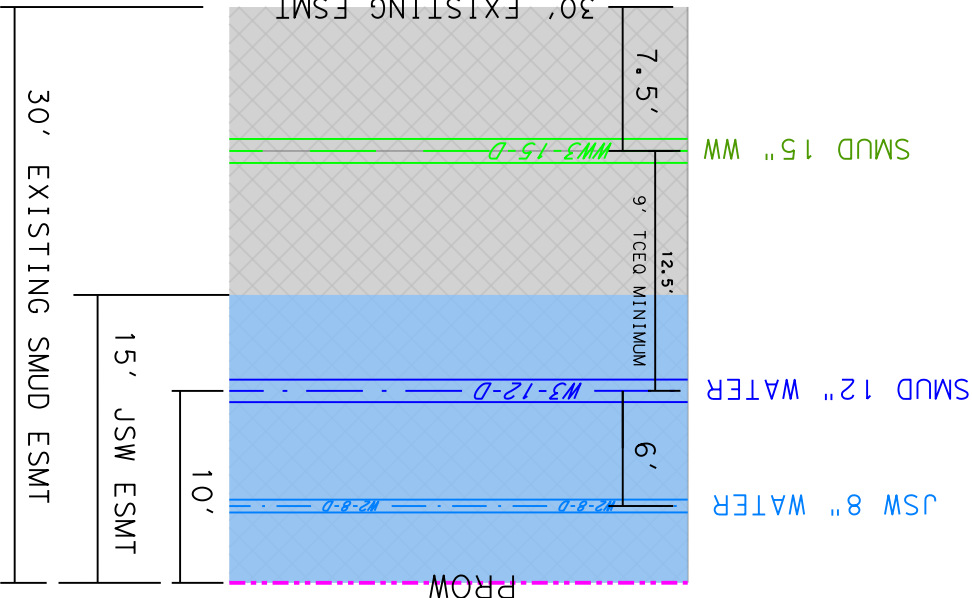
  9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759 512.834.9798 fax 512.832.7727 www.cobbhendley.com	CR 314 UTILITY ASSIGNMENTS PALE RIDER LP R497294 PARCEL 12	PRELIMINARY THIS PRINT IS FURNISHED FOR INFORMATION ONLY. THE PLAN INFORMATION OR OTHER DATA SHOWN HEREON IS SUBJECT TO CHANGE AND MUST NOT BE CONSTRUED AS FINAL.
PALE RIDER LP  CR 314 RDWY UTILITY EASEMENT ASSIGNMENT JARRELL SCHWERTNER WATER AND SONTERRA MUD JOINT-EASEMENT STA. 85+75 TO STA. 95+15 DOC NO. 2024038744		

EXHIBIT "F" TO WATER LINE EASEMENT



Firm: 10194104 • 512-915-4950

Physical Address: 831 N. Main Street, Salado 76571

Mailing Address: P.O. Box 798, Salado 76571

TEMPORARY CONSTRUCTION EASEMENT

FIELD NOTES FOR A 20' WIDE, 0.489 ACRE TEMPORARY CONSTRUCTION EASEMENT:

BEING A 20' WIDE, 0.489 ACRE TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 WILLIAMSON COUNTY, TEXAS, SAID 0.489 ACRE EASEMENT, BEING WITHIN THAT CALLED 81.949 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019091043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 0.489 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set within said 81.949 acre tract, said point being the southwest corner of the herein described tract of land, which bears N 46° 53' 43" E, a distance of 134.54' from a 1/2" iron rod located from an exterior corner of that called 0.33 acre tract of land recorded in Document No. 2017092687, Official Public Records, Bell County, Texas;

Thence, across said 81.949 acre tract the following four (4) courses and distances are:

1. **N 21° 10' 43" W**, a distance of **20.13'** to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for the northwest corner of the herein described tract of land;
2. **Thence, N 68° 39' 11" E**, a distance of **1049.50'** to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for the northeast corner of the herein described tract of land;
3. **Thence, S 66° 20' 49" E**, a distance of **28.39'** to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for the southeast corner of the herein described tract of land, which bears N 49° 27' 45" W, a distance of

51.61' from a 1/2" iron rod located for a sou an exterior corner of said 0.33 acre tract;

1. **S 68° 39' 00" W**, a distance of **1069.63'** to the **POINT OF BEGINNING** containing 0.713 **acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.




Travis L. Quicksall RPLS #6447
Date: 01/30/2026
Job #23-0300.8

EXHIBIT "L" TO PUA

Parcel 6E2

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WATER LINE EASEMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

EFFECTIVE DATE: _____, 2026

GRANTOR: **PALE RIDER, LP, a Texas limited partnership**

GRANTOR'S MAILING ADDRESS:

GRANTEE: **SONTERRA MUNICIPAL UTILITY DISTRICT**, a political subdivision
of the State of Texas

GRANTEE'S MAILING ADDRESS: c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Travis County, Texas 78701

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

LIENHOLDER(S): see attached joinder & consent pages

LIENHOLDER'S
MAILING ADDRESS (including County):

EASEMENT TRACT:

The 0.0156 acre tract or parcel of land located in Williamson County, Texas, more fully described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "Easement Tract").

Grantor, for the consideration paid to Grantor, hereby grants, sells, and conveys to Grantee, its successors and assigns, a non-exclusive, perpetual easement for the purposes of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed water lines and related

Water Line Easement

facilities, appurtenances, structures or improvements as may be necessary or useful for the provision of water utility services (collectively, the “Facilities”) in, upon, under and across the Easement Tract; making connections to the Facilities; maintaining the Easement Tract by clearing and removing vegetation and debris; and for access related to such purposes (the “Water Easement”).

The Water Easement will be non-exclusive; however, (a) no permanent structure may be constructed on the surface of the Easement Tract; (b) Grantor may not use the Easement Tract in any manner or grant any other easement or conflicting rights on, over, across, or under the Easement Tract that interferes or is inconsistent with or prevents the use of the Water Easement by Grantee as contemplated herein; and (c) Grantee will have no obligation to restore or replace any landscaping or other improvements installed or placed on, over, or under the Easement Tract that are removed, damaged, or destroyed as a result of Grantee’s use of the Water Easement as contemplated herein.

Joint Use of Easement. Grantor shall specifically be permitted and allowed to grant an additional easement to Jarrell Schwertner Water Supply Corporation in and to the Easement Tract adjacent to Grantee’s water line as generally depicted on the utility assignment detail attached hereto as Exhibit “B”, and a parallel wastewater line located five or more feet from Grantee’s water line, in a location across the Easement Property; provided, however, that Grantee’s water lines shall not be materially obstructed, endangered, or interfered with and that said water lines shall always be left with proper cover and sufficient and permanent support.

TO HAVE AND TO HOLD the Water Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee’s successors and assigns forever; and Grantor does hereby bind Grantor, and Grantor’s heirs, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Water Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

(The remainder of this page has been intentionally left blank, and the signature page or pages follow.)

GRANTOR:

PALE RIDER, LP, a Texas limited partnership

By: Sonbeta LLC, a Texas limited liability
company, its General Partner

By: _____
Andrew Bilger, Managing Member

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This _____ instrument was acknowledged before me on
_____ by Andrew Bilger, Managing Member of Sonbeta
LLC, a Texas limited liability company, the general partner of PALE RIDER, LP, a Texas
limited partnership, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Carter Dean
Armbrust & Brown, PLLC
100 Congress Ave., Ste. 1300
Austin, Texas 78701

JOINDER AND CONSENT OF LIENHOLDER TO WATERLINE EASEMENT

STEVEN A. YACKTMAN, Trustee of the Stephen Yacktmán Family Remainder Trust, as Beneficiary under a Deed of Trust executed by The Gronk, LP, to Robert J. Wilson, Trustee, recorded in Document No. 2021022890 (the “Grantor Security Document”) of the Official Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibits “A-B” (“Grantor Liens”), executes this water utility easement (“Easement”) for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

Steven A. Yacktmán, Trustee of the Stephen
Yacktmán Family Remainder Trust

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 2025, by _____, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

Notary Public in and for the State of _____

JOINDER AND CONSENT OF LIENHOLDER TO WATERLINE EASEMENT

STEVEN A. YACKTMAN, Trustee of the Ellyn Yacktmán Family Remainder Trust, as Beneficiary under a Deed of Trust executed by The Gronk, LP, to Robert J. Wilson, Trustee, recorded in Document No. 2021022890 (the “Grantor Security Document”) of the Official Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibits “A-B” (“Grantor Liens”), executes this water utility easement (“Easement”) for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

Steven A. Yacktmán, Trustee of the Ellyn
Yacktmán Family Remainder Trust

ACKNOWLEDGEMENT

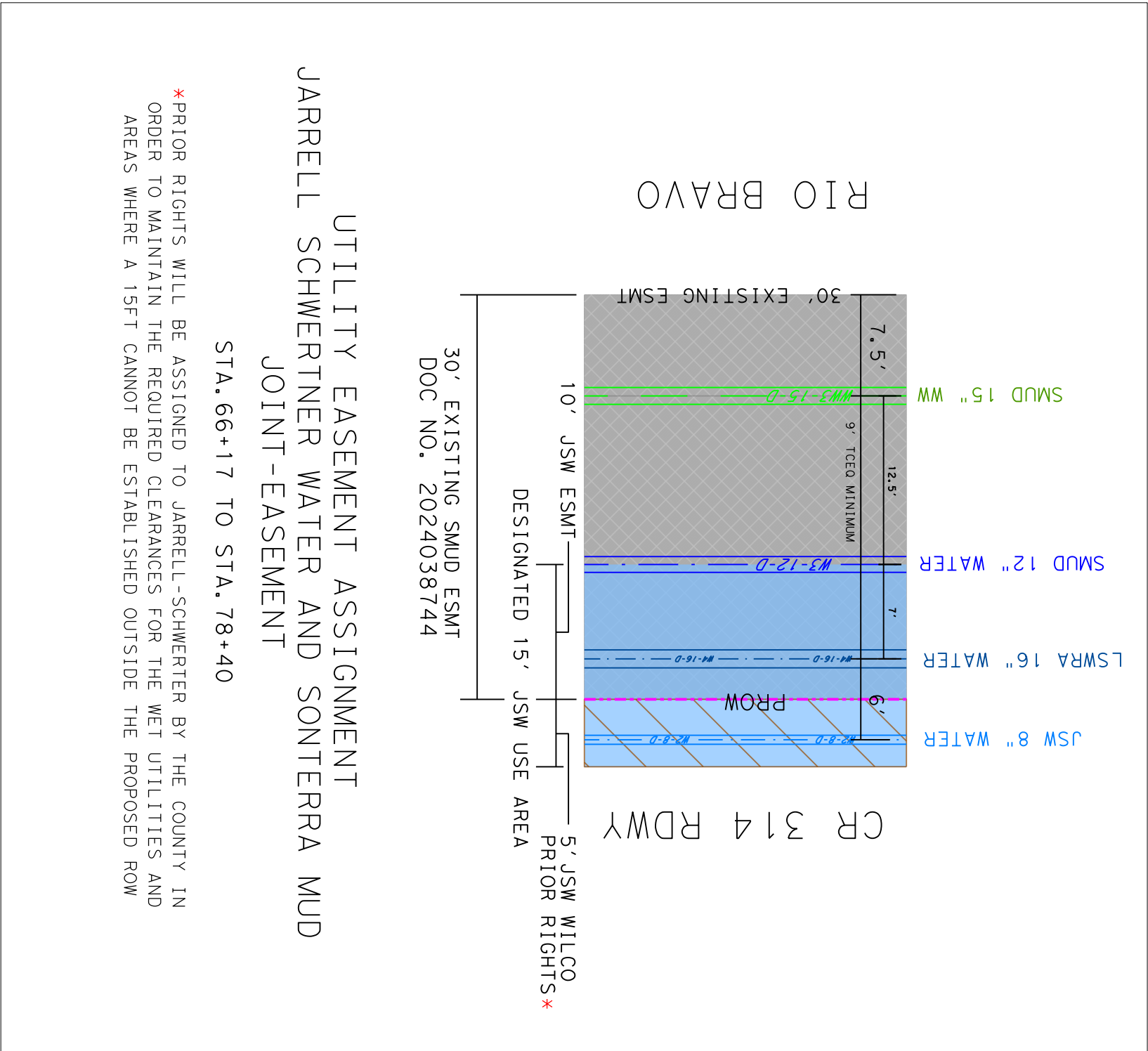
THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 2025, by _____, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

Notary Public in and for the State of _____

EXHIBIT "B" TO WATERLINE EASEMENT



CR 314 UTILITY ASSIGNMENTS
PALE RIDER LP
R497298
PARCEL 6

PRELIMINARY

THIS PRINT IS FURNISHED FOR INFORMATION ONLY.
THE PLAN INFORMATION OR OTHER DATA SHOWN HEREON IS
SUBJECT TO CHANGE AND MUST NOT BE CONSTRUED AS FINAL.

Parcel 12TCE

CR 314 Culvert Replacement

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COUNTY OF WILLIAMSON

!

s hereby acknow

Grantor hereby retains and shall continue to enjoy the surface of such Temporary Drainage Grading Easement for all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee. Provided, however, that Grantor shall specifically be prohibited from filling or otherwise modifying, removing or

altering the grade elevations constructed by Grantee within the Property during the term of the Easement unless otherwise authorized by Grantee in writing. Upon completion of the work within the Easement as described herein, Grantee shall reseed the Easement area as shown in Exhibit "B" with vegetative material approved by standard Williamson County roadway design criteria.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this Easement.

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

This grant is subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time. The Easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of storm water drainage as described herein, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____ day of _____, 2026.

[signature pages follow]

GRANTOR:

PALE RIDER, LP

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2026, by _____, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

Notary Public, State of Texas

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

EXHIBIT "B" TO TCE

USER: AmyBennett
DATE: 1/23/2024 6:20:30 PM
SCRIPT: S:\08_Projects\20008_CR314\Workspace\CR314_iplot.pen
FILE: c:\sgl\amy.bennett\dms00925\CR314DCL003.dgn

