

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS

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Parcel No.: 1

COUNTY OF WILLIAMSON

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Project: CR 314

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** ("County"), and **THE GRONK, 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" and Exhibit "B" 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 THREE MILLION NINETY-FIVE THOUSAND NINE HUNDRED SEVENTY-TWO AND 25/100 Dollars (\$3,095,972.25). 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 that certain title commitment numbered GT2402516 issued October 21, 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 "B" 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 "C."
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:

THE GRONK, 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

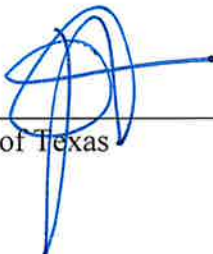
ACKNOWLEDGMENT

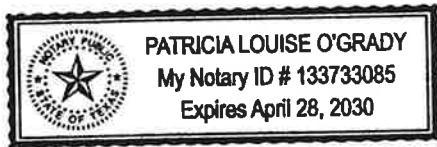
STATE OF TEXAS

COUNTY OF Travis

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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 The Gronk, 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

§
§
§

COUNTY OF _____

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 AN 11.61 ACRE (505,782 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 140.892 ACRE TRACT OF LAND CITED IN A SPECIAL WARRANTY DEED TO THE GRONK, LP RECORDED IN DOCUMENT NO. 2021022888, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 11.61 ACRE (505,782 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDot Type II monument found, on the existing curving easterly Right-of-Way (ROW) line of Interstate Highway 35 (I.H. 35) (variable ROW width) (TxDOT Account No. 9014-5-8), same line being the westerly boundary line of said 140.892 acre tract;

THENCE, with said existing easterly ROW line, and said westerly boundary line of the 140.892 acre tract, along said curve to the left, having a radius of 11,259.22 feet, a delta angle of 03°46'39", an arc length of 742.30 feet, and a chord which bears S 16°49'56 W, a distance of 742.17 feet to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as N=10,261,698.82, E=3,148,083.17) being 298.90 feet left of Engineer's baseline station 22+59.92, on the proposed northerly ROW line of C.R. 314 (variable ROW width), for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said existing easterly ROW line of I.H. 35, with said proposed northerly ROW line C.R. 314, through the interior of said 140.892 acre tract, the following seven (7) courses:

- 1) **S 33°54'18" E**, a distance of **131.86 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 200.00 feet left of Engineer's baseline station 23+47.12;
- 2) **S 82°30'08" E**, a distance of **145.96 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 200.00 feet left of Engineer's baseline station 24+93.08, for the beginning of a tangent curve to the left;
- 3) along said curve to the left, having a radius of **2,200.00 feet**, a delta angle of **02°34'10"**, an arc length of **98.66 feet**, and a chord which bears **S 83°47'13 E**, a distance of **98.66 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 200.00 feet left of Engineer's baseline station 26+00.71, for a point of tangency;
- 4) **S 87°05'13" E**, a distance of **854.68 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 35+00.71, for the beginning of a non-tangent curve to the left;
- 5) along said curve to the left, having a radius of **2,332.00 feet**, a delta angle of **04°54'11"**, an arc length of **199.55 feet**, and a chord which bears **N 70°59'27" E**, a distance of **199.49 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 37+06.08, for a point of tangency;

- 6) **N 68°32'22" E**, a distance of **1,419.42 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 51+25.50, for the beginning of a tangent curve to the right;
 - 7) along said curve to the right, having a radius of **3,108.00 feet**, a delta angle of **04°06'00"**, an arc length of **222.41 feet**, and a chord which bears **N 70°35'22 E**, a distance of **222.36 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 53+43.04, in the westerly boundary line of that called 83.065 acre tract of land described in a General Warranty Deed to Glenn Howard Tschoerner and Mary Josephine Tschoerner, Co-Trustees of the Glenn and Mary Jo Tschoerner Trust recorded in Document No. 2013096865, of the Official Public Records of Williamson County, Texas, same line being the easterly boundary line of said 140.892 acre tract, for the northeasterly corner of the herein described parcel, from which a 1/2 inch iron rod found with an illegible cap bears **N 21°34'41" W**, a distance of 1,823.91 feet;
 - 8) **THENCE, S 21°34'41" E**, departing said proposed northerly ROW line, with the common boundary line of said 83.065 acre tract, and said 140.892 acre tract, a distance of **85.57 feet** to a 1/2 inch iron rod found, being an ell corner in the existing northerly ROW line of C.R. 314 (variable ROW width), said point being the southwesterly corner of said 83.065 acre tract, for an angle point in the herein described parcel;
 - 9) **THENCE, S 21°24'07" E**, continuing with said existing northerly ROW line and said easterly boundary line of the 140.892 acre tract, a distance of **12.67 feet** to a cotton gin spindle found, being an ell corner in said existing northerly ROW line, said point being the southeasterly corner of said 140.892 acre tract, for the southeasterly corner of the herein described parcel;
- THENCE**, with said existing northerly ROW line, same line being the southerly boundary line of said 140.892 acre tract, the following four (4) courses:
- 10) **S 68°20'02" W**, a distance of **680.09 feet** to a cotton gin spindle found, for an angle point of the herein described parcel;
 - 11) **S 68°19'50" W**, a distance of **2035.63 feet** to a cotton gin spindle found on said existing northerly ROW line, same point being an ell corner in the southerly boundary line of said 140.892 acre tract, for the southernmost corner of the herein described parcel;
 - 12) **N 21°11'30" W**, a distance of **519.48 feet** to a 1/2 inch iron rod with plastic cap stamped "QUICK INC-RPLS 6447" found, for an ell corner in the herein described parcel;
 - 13) **S 68°45'13" W**, a distance of **295.34 feet** to a 1/2 inch iron rod with plastic cap stamped "QUICK INC-RPLS 6447" found, on said existing curving easterly ROW line of I.H. 35, at the beginning of a non-tangent curve to the right, being the southwesterly corner of said 140.892 acre tract, for an angle point of the herein described parcel;

14) **THENCE**, departing said existing northerly ROW line, with said easterly ROW line of I.H. 35, same line being the westerly boundary line of said 140.892 acre tract, along said curve to the right, having a radius of **11,259.22 feet**, a delta angle of **01°16'00"**, an arc length of **248.92 feet**, and a chord which bears **N 14°18'37 E**, a distance of **248.92 feet** to the **POINT OF BEGINNING**, containing 11.61 acres (505,782 square feet) of land, more or less.

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)

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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EXHIBIT A

PLAT TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	2,200.00'	02°34'10"	98.66'	S83°47'13"E	98.66'
C4	11,259.22'	03°46'39"	742.30'	S16°49'56"W	742.17'
C5	11,259.22'	01°16'00"	248.92'	N14°18'37"E	248.92'

P.O.B.
GRID COORDINATES:
N=10,261,698.82
E=3,148,083.17
STA. 22+59.92
298.90 LT.

STA. 23+47.12
200.00 LT.

STA. 24+93.08
200.00 LT.

STA. 26+00.71
200.00 LT.

PROPOSED R.O.W.

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

I.H. 35
(VARIABLE R.O.W. WIDTH)
ACCOUNT NO. 9014-5-8

ELECTRIC LINE
EASEMENT
V. 603, P. 105
D.R.W.C.T.

GUY ANCHOR
EASEMENT
V. 606, P. 94
D.R.W.C.T.

"QUICK INC.
RPLS 6447"

C.R. WIDTH VARIES
(N88°47'35"E 295.08')
(N88°47'35"E 295.08')

EXISTING R.O.W.

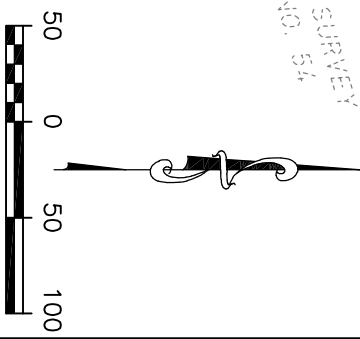
ENGINEER'S BASELINE

PC24+93.08

25+00

11.61 AC.
505,782 SQ. FT.

THE GRONK, LP
140.892 AC.
DOC. NO. 2021022888
O.P.R.W.C.T.



NO.	DIRECTION	DISTANCE
L4	S81°08'55"W	453.44'

EDMUND PARSONS SURVEY
ABSTRACT NO. 494

MATCHLINE STA. 30+00

JOHN CAROUTHERS SURVEY
ABSTRACT NO. 448

PROJECT NO.: SLAN-001



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

SCALE 1" = 100'

WILLIAMSON COUNTY

PROJECT C.R. 314

PARCEL 1
11.61 AC.
505,782 SQ. FT.
PAGE 4 OF 8

PARCEL PLAT SHOWING PROPERTY OF
THE GRONK, LP

04/25/2024

EXHIBIT A

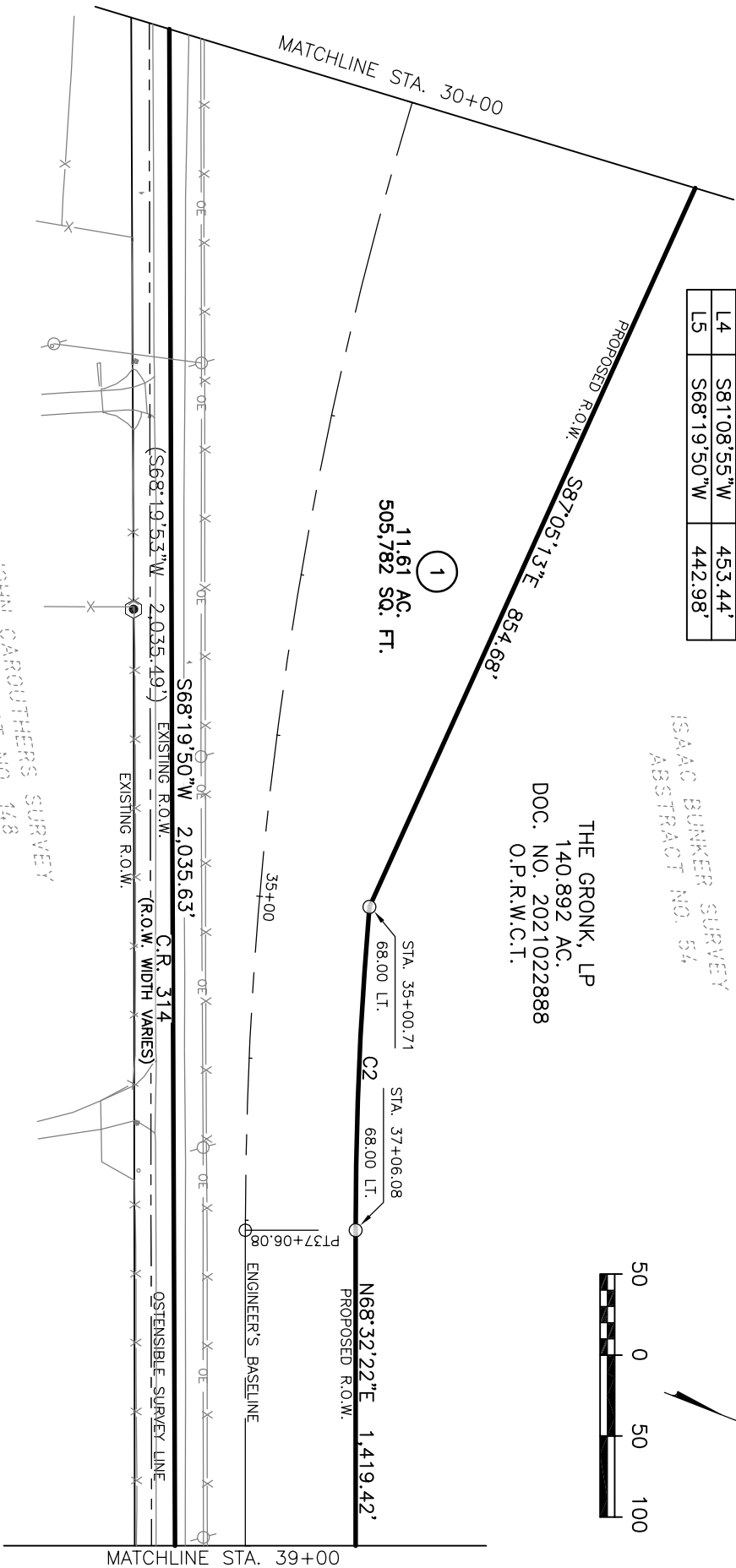
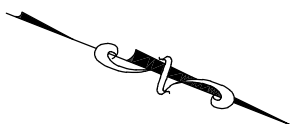
PLAT TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C2	2,332.00'	04°54'11"	199.55'	N70°59'27"E	199.49'

NO.	DIRECTION	DISTANCE
L4	S81°08'55"W	453.44'
L5	S68°19'50"W	442.98'

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

THE GRONK, LP
140.892 AC.
DOC. NO. 2021022888
O.P.R.W.C.T.



PROJECT NO.: SLAN-001

04/25/2024

PARCEL PLAT SHOWING PROPERTY OF

THE GRONK, LP

INLAND
GEODETICS



PROFESSIONAL LAND SURVEYORS
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SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

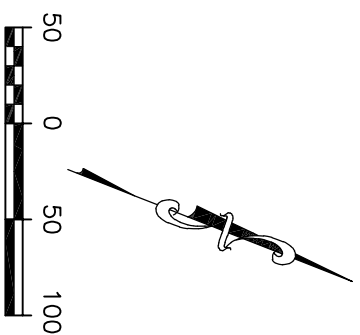
PARCEL 1
11.61 AC.
505,782 SQ. FT.

PAGE 5 OF 8

EXHIBIT **A**
PLAT TO ACCOMPANY DESCRIPTION

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

THE GRONK, LP
140.892 AC.
DOC. NO. 2021022888
O.P.R.W.C.T.



N68°32'22"E 1,419.42'

PROPOSED R.O.W.

①
11.61 AC.
505,782 SQ. FT.

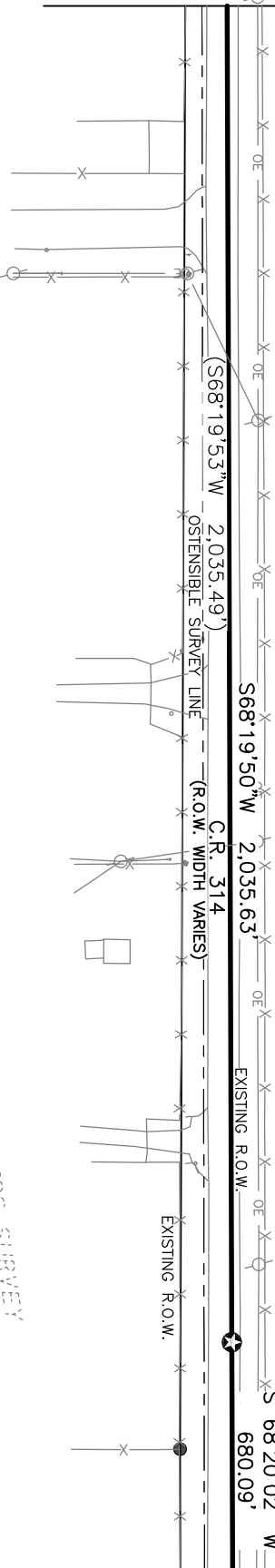
ENGINEER'S BASELINE

40+00

45+00

MATCHLINE STA. 39+00

MATCHLINE STA. 48+00



NO.	DIRECTION	DISTANCE
L3	S68°20'02"W	680.09'
(L3)	(S68°19'53"W)	(680.09')

JOHN CAROUTHERS SURVEY
ABSTRACT NO. 148

PROJECT NO.: SLAN-001

04/25/2024

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

THE GRONK, LP

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 1
11.61 AC.
505,782 SQ. FT.
PAGE 6 OF 8

EXHIBIT A

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

- TXDOT TYPE II MONUMENT FOUND
- 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
- COTTON GIN SPINDLE FOUND
- PROPERTY LINE
- BREAK IN SCALE
- P.R.W.C.T. PLAT RECORDS WILLAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD INFORMATION

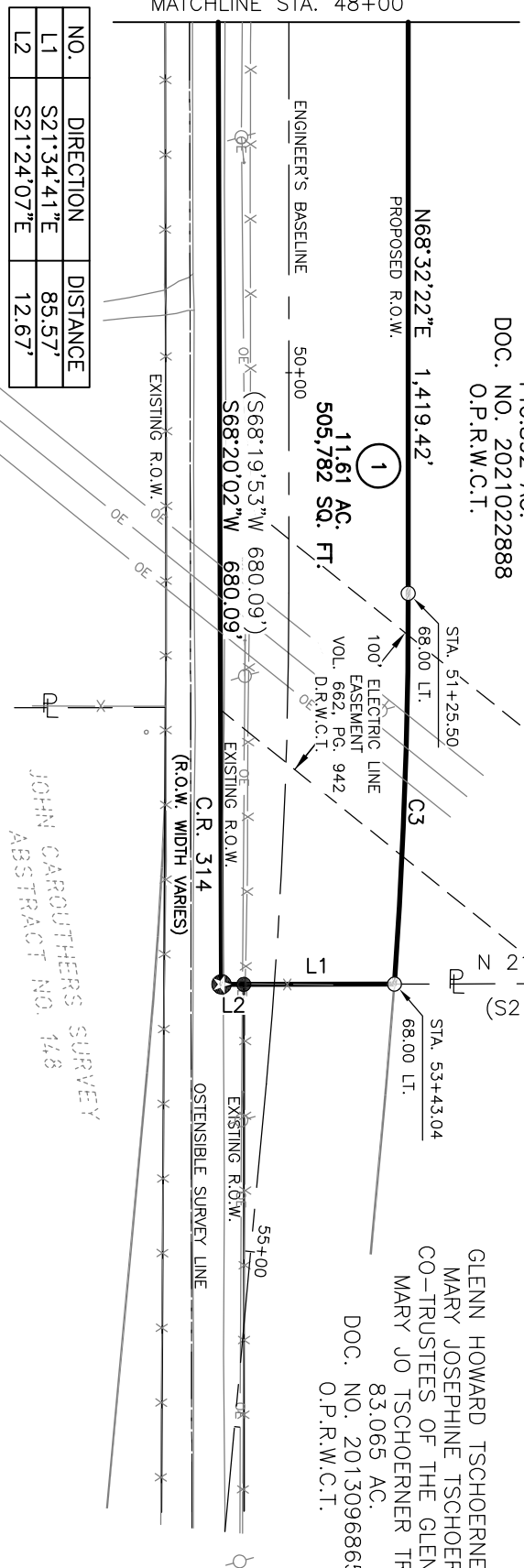


ISAAC BUNKER SURVEY
ABSTRACT NO. 54

THE GRONK, LP
140.892 AC.
DOC. NO. 2021022888
O.P.R.W.C.T.

GLENN HOWARD TSCHOERNER AND
MARY JOSEPHINE TSCHOERNER,
CO-TRUSTEES OF THE GLENN AND
MARY JO TSCHOERNER TRUST
83.065 AC.
DOC. NO. 2013096865
O.P.R.W.C.T.

MATCHLINE STA. 48+00



NO.	DIRECTION	DISTANCE
L1	S21°34'41"E	85.57'
L2	S21°24'07"E	12.67'

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C3	3,108.00'	04°06'00"	222.41'	N70°35'22"E	222.36'

PROJECT NO.: SLAN-001

04/25/2024



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FIRM REGISTRATION NO. 100591-00

THE GRONK, LP

PARCEL PLAT SHOWING PROPERTY OF

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 1
11.61 AC.
505,782 SQ. FT.
PAGE 7 OF 8

PLAT TO ACCOMPANY DESCRIPTION

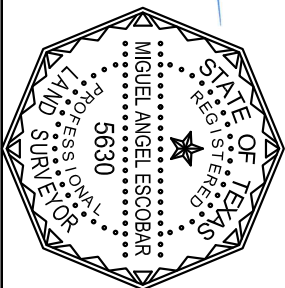
NOTES:

- 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 0.99855232.
- 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 COMPANY, UNDER GF NO. 612402516 EFFECTIVE 04/15/2024, ISSUED 04/23/2024. 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).

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

THE GRONK, LP

WILLIAMSON COUNTY

04/25/2024

SCHEDULE B:

- 10a. EASEMENT DATED JANUARY 25, 1936, TO THE STATE OF TEXAS, ACTING THROUGH THE STATE HIGHWAY COMMISSION, RECORDED IN VOLUME 278, PAGE 322, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10b. EASEMENT DATED OCTOBER 28, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 283, PAGE 384, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10c. EASEMENT DATED NOVEMBER 13, 1974, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 603, PAGE 105, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10d. EASEMENT DATED NOVEMBER 26, 1974, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 606, PAGE 94, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10e. EASEMENT DATED JANUARY 17, 1977, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 662, PAGE 942, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN, EASEMENT INDEXED AS VOLUME 682, PAGE 942, DATED MARCH 17, 1977)
- 10f. EASEMENT DATED NOVEMBER 25, 1985, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, PAGE 169, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10g. INTENTIONALLY DELETED.
- 10h. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
- 10i. (NOT A SURVEY MATTER)
- 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.
- 10m. RIGHTS OF PARTIES IN POSSESSION.
- 10n. DISCREPANCIES BETWEEN THE PROPERTY LINE(S) OF THE SUBJECT TRACT AND THE EXISTING FENCE, AS SHOWN.
- 10o. POWER LINE IN PLACE AS SHOWN TOGETHER WITH ALL ASSOCIATED RIGHTS OF POWER COMPANY, INCLUDING BUT NOT LIMITED TO THE RIGHTS OF INGRESS AND EGRESS OVER THE PROPERTY DESCRIPTION HEREIN.



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

PROJECT
C.R. 314

PARCEL 1
11.61 AC.
505,782 Sq. Ft.
PAGE 8 OF 8

EXHIBIT B
EASEMENT DESCRIPTION

DESCRIPTION OF A 1.0136 ACRE (44,152 SQUARE FOOT) TRACT OF LAND, LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 140.892 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE GRONK, LP OF RECORD IN DOCUMENT NO. 2021022888, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (OPR), SAID 1.0136 ACRE (44,152 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=10,262,174.34, E=3,150,972.00) being 68.00 feet left of Engineer's baseline station 53+43.04, on the proposed northerly right-of-way line of County Road 314 (CR 314) (variable right-of-way width), said point being on the easterly boundary line of said 140.892 acre tract, same being the westerly boundary line of that certain called 83.065 acre tract of land described in a General Warranty Deed to Glenn Howard Tschoerner and Mary Josephine Tschoerner, Co-Trustees of The Glenn and Mary Jo Tschoerner Trust of record in Document No. 2013096865, OPR, for a northwesterly corner of that certain called 0.9821 acre tract of land described in a Deed to Williamson County, Texas, of record in Document No. 2024005466, OPR, same being the easternmost northeast corner and **POINT OF BEGINNING** of the herein described tract, at the beginning of a curve to the right, from which point a 1/2-inch iron rod found at a southwesterly corner of said 0.9821 acre tract bears South 21°34'41" East, a distance of 85.57 feet;

- 1.) **THENCE**, with the proposed northerly right of way line of said CR 314, with said curve to the right, an arc distance of **24.03 feet**, having a radius of **3108.00 feet**, a central angle of **000°26'35"**, and a chord that bears **South 72°25'05" West**, a distance of **24.03 feet**, to a calculated point;

THENCE, over and across the interior of said 140.892 acre tract, the following three (3) courses;

- 2.) **North 86°11'44" West**, a distance of **28.09 feet**, to a calculated point;
- 3.) **South 70°30'56" West**, a distance of **139.74 feet**, to a calculated point;
- 4.) **South 47°16'02" West**, a distance of **28.90 feet**, to a calculated point on the northerly proposed right-of-way line of said CR 314, at the beginning of a non-tangent curve to the right;

THENCE, with the northerly proposed right-of-way line of said CR 314, the following seven (7) courses;

- 5.) with said non-tangent curve to the right, an arc distance of **6.25 feet**, having a radius of **3108.00 feet**, a central angle of **000°06'55"**, and a chord that bears **South 68°35'49" West**, a distance of **6.25 feet**, to a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 51+25.50;
 - 6.) **South 68°32'22" West**, a distance of **1419.42 feet**, to a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 37+06.08, at the beginning of a tangent curve to the right;
 - 7.) with said tangent curve to the right, an arc distance of **199.55 feet**, having a radius of **2332.00 feet**, a central angle of **004°54'11"**, and a chord that bears **South 70°59'27" West**, a distance of **199.49 feet**, to a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 35+00.71
 - 8.) **North 87°05'13" West**, a distance of **854.68 feet**, to a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 200.00 feet left of Engineer's baseline station 26+00.71, at the beginning of a non-tangent curve to the right;
 - 9.) with said non-tangent curve to the right, an arc distance of **98.66 feet**, having a radius of **2200.00 feet**, a central angle of **002°34'10"**, and a chord that bears **North 83°47'13" West**, a distance of **98.66 feet**, to a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 200.00 feet left of Engineer's baseline station 24+93.08;
 - 10.) **North 82°30'08" West**, a distance of **145.96 feet**, to a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 200.00 feet left of Engineer's baseline station 23+47.12, from which point, a 5/8-inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the easterly right-of-way line of Interstate Highway 35 (variable right-of-way width) (TxDOT Account No. 9014-5-8) same being the westerly boundary line of said 140.982 acre tract, bears **North 33°54'18" West**, a distance of 131.86 feet;
 - 11.) **North 33°54'18" West**, a distance of **3.39 feet**, to a calculated point;
- THENCE**, over and across the interior of said 140.892 acre tract, the following twelve (12) courses;
- 12.) **North 12°25'58" East**, a distance of **12.64 feet**, to a calculated point, for the westernmost northwest corner of the herein described tract;
 - 13.) **South 82°28'14" East**, a distance of **147.60 feet**, to a calculated point, at the beginning of a non-tangent curve to the left;

- 14.) with said non-tangent curve to the left, an arc distance of **97.70 feet**, having a radius of **2185.00 feet**, a central angle of **002°33'43"**, and a chord that bears **South 83°51'00" East**, a distance of **97.69 feet**, to a calculated point;
- 15.) **South 87°05'18" East**, a distance of **851.72 feet**, to a calculated point, at the beginning of a non-tangent curve to the left;
- 16.) with said non-tangent curve to the left, an arc distance of **195.64 feet**, having a radius of **2317.00 feet**, a central angle of **004°50'16"**, and a chord that bears **North 70°57'53" East**, a distance of **195.58 feet**, to a calculated point;
- 17.) **North 68°32'40" East**, a distance of **1419.21 feet**, to a calculated point at the beginning of a non-tangent curve to the left;
- 18.) with said non-tangent curve to the left, an arc distance of **2.88 feet**, having a radius of **51.64 feet**, a central angle of **003°11'45"**, and a chord that bears **North 69°13'32" East**, a distance of **2.88 feet**, to a calculated point;
- 19.) **North 47°16'02" East**, a distance of **29.65 feet**, to a calculated point;
- 20.) **North 70°30'56" East**, a distance of **145.92 feet**, to a calculated point;
- 21.) **South 86°11'44" East**, a distance of **28.41 feet**, to a calculated point at the beginning of a non-tangent curve to the left;
- 22.) with said non-tangent curve to the left, an arc distance of **20.09 feet**, having a radius of **3415.48 feet**, a central angle of **000°20'13"**, and a chord that bears **North 72°19'05" East**, a distance of **20.09 feet**, to a calculated point, on the easterly boundary line of said 140.892 acre tract, same being the westerly boundary line of said 83.065 acre tract;

(SPACE INTENTIONALLY LEFT BLANK)



23.) THENCE, South 21°34'41" East, with the common boundary line of said 140.892 acre tract and said 83.065 acre tract, a distance of **15.04 feet**, to the **POINT OF BEGINNING** and containing 1.0136 acres of land (44,152 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

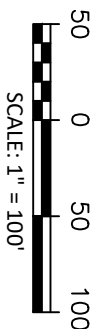
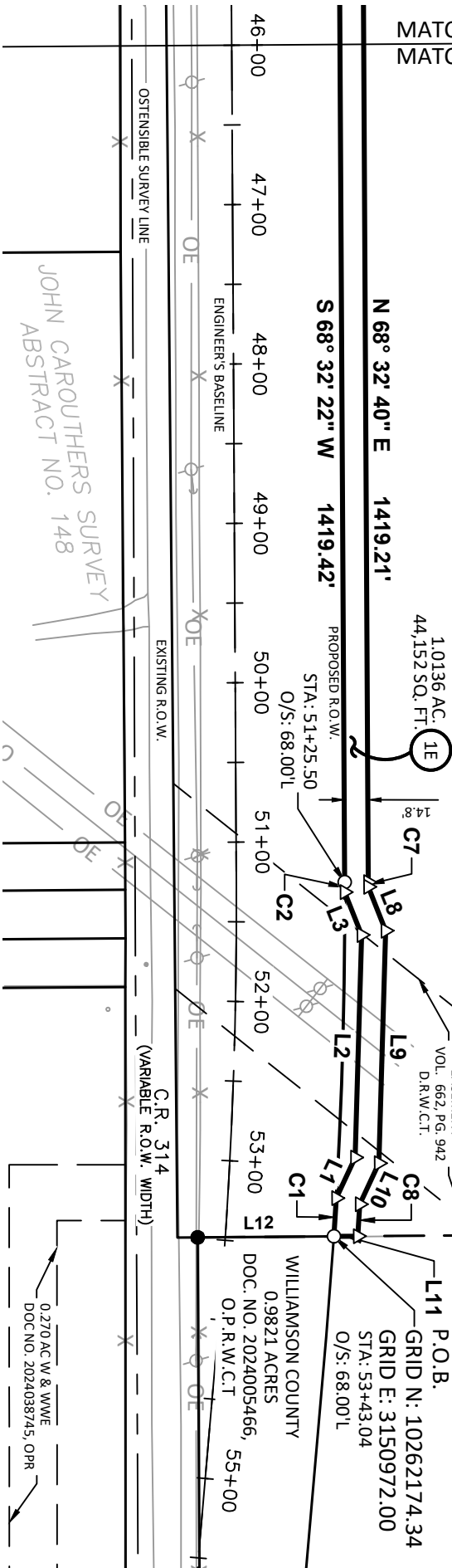
PLAT TO ACCOMPANY DESCRIPTION

MATCHLINE 46+00 SHEET 6
MATCHLINE 46+00 SHEET 5

THE GRONK, LP
140.892 AC.
DOC. NO. 2021022888
O.P.R.W.C.T.

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

GLENN HOWARD TSCHOERNER AND
MARY JOSEPHINE TSCHOERNER,
CO-TRUSTEES OF THE GLENN AND
MARY JO TSCHOERNER TRUST
83.065 AC.
DOC. NO. 2013096865
O.P.R.W.C.T.



PROJECT NO.: 1025106249

06/07/2024
REV: 08/10/2026

PARCEL PLAT SHOWING PROPERTY OF

THE GRONK, LP

SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
C.R. 314

PARCEL 1E
1.0136 AC.
44,152 SQ. FT.



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

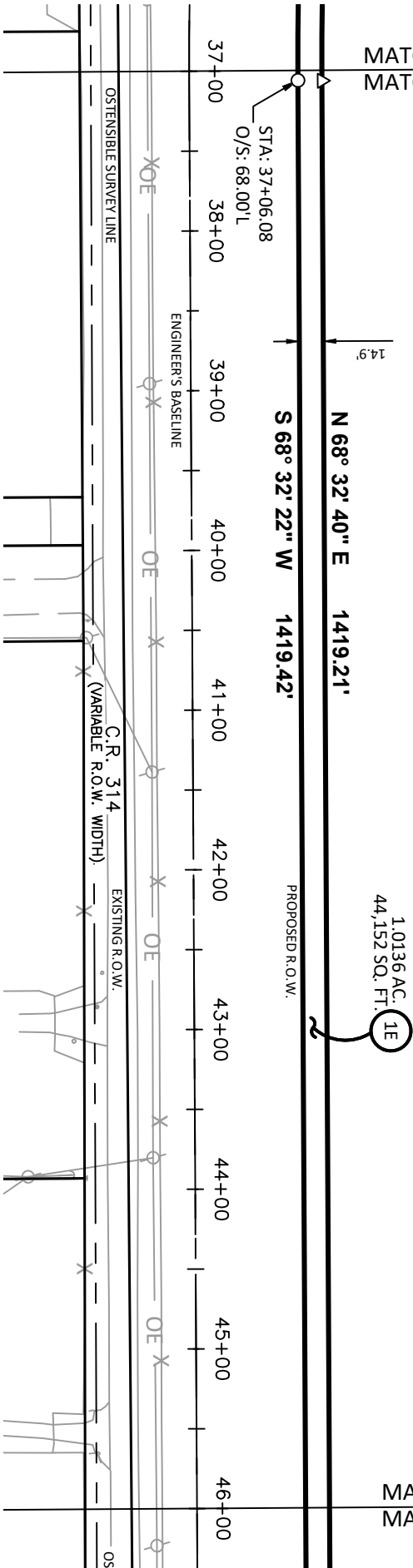
PLAT TO ACCOMPANY DESCRIPTION

MATCHLINE 37+00 SHEET 7
MATCHLINE 37+00 SHEET 6

THE GRONK, LP
140.892 AC.
DOC. NO. 2021022888
O.P.R.W.C.T.

ISAAC BUNKER SURVEY
ABSTRACT NO. 54

MATCHLINE 46+00 SHEET 6
MATCHLINE 46+00 SHEET 5



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PARCEL PLAT SHOWING PROPERTY OF

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1" = 100'

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PROJECT
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PARCEL 1E
1.0136 AC.
44,152 SQ. FT.

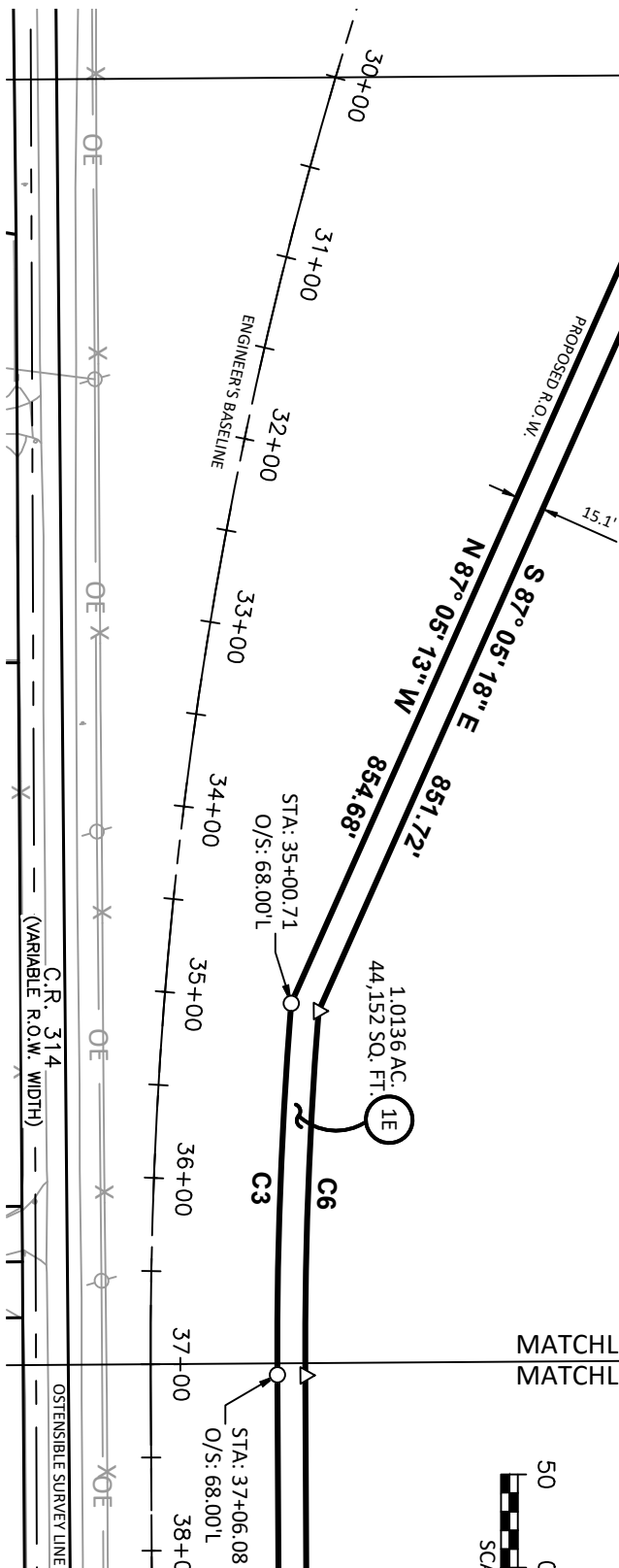
PAGE 6 OF 10

PLAT TO ACCOMPANY DESCRIPTION

MATCHLINE 30+00 SHEET 8
MATCHLINE 30+00 SHEET 7

THE GRONK, LP
140.892 AC.
DOC. NO. 2021022888
O.P.R.W.C.T.

MATCHLINE 37+00 SHEET 7
MATCHLINE 37+00 SHEET 6



PROJECT NO.: 1025106249

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THE GRONK, LP

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

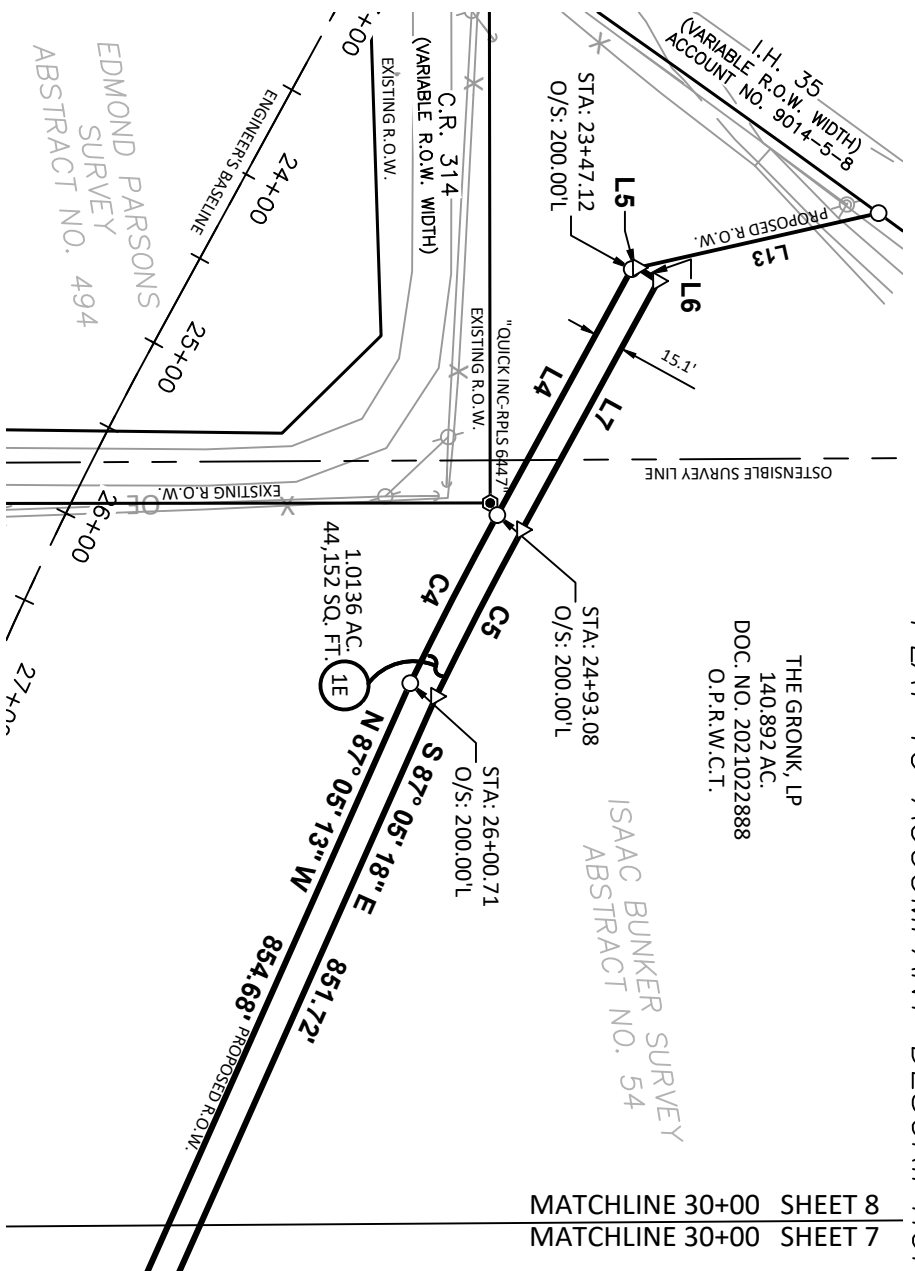
PARCEL 1E
1.0136 AC.
44,152 SQ. FT.
PAGE 7 OF 10

PLAT TO ACCOMPANY DESCRIPTION

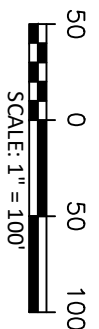
THE GRONK, LP
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ISAAC BUNKER SURVEY
ABSTRACT NO. 54

MATCHLINE 30+00 SHEET 8
MATCHLINE 30+00 SHEET 7



- 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
 - 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
 - GS GREEN SPACE
 - D DRAINAGE
 - UL UTILITY LOT



PROJECT NO.: 1025106249

06/07/2024
REV: 08/10/2026

PARCEL PLAT SHOWING PROPERTY OF

THE GRONK, LP

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

SCALE 1" = 100'	WILLAMSON COUNTY	PROJECT C.R. 314	PARCEL 1E 1.0136 AC. 44,152 SQ. FT.
			PAGE 8 OF 10

PLAT TO ACCOMPANY DESCRIPTION

Line Table		
Line #	Direction	Length
L1	N 86°11'44" W	28.09'
L2	S 70°30'56" W	139.74'
L3	S 47°16'02" W	28.90'
L4	N 82°30'08" W	145.96'
L5	N 33°54'18" W	3.39'
L6	N 12°25'58" E	12.64'
L7	S 82°28'14" E	147.60'
L8	N 47°16'02" E	29.65'
L9	N 70°30'56" E	145.92'
L10	S 86°11'44" E	28.41'
L11	S 21°34'41" E	15.04'
L12	S 21°34'41" E	85.57'
L13	N 33°54'18" W	131.86'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	24.03'	3108.00'	000°26'35"	S 72°25'05" W	24.03'
C2	6.25'	3108.00'	000°06'55"	S 68°35'49" W	6.25'
C3	199.55'	2332.00'	004°54'11"	S 70°59'27" W	199.49'
C4	98.66'	2200.00'	002°34'10"	N 83°47'13" W	98.66'
C5	97.70'	2185.00'	002°33'43"	S 83°51'00" E	97.69'
C6	195.64'	2317.00'	004°50'16"	N 70°57'53" E	195.58'
C7	2.88'	51.64'	003°11'45"	N 69°13'32" E	2.88'
C8	20.09'	3415.48'	000°20'13"	N 72°19'05" E	20.09'

PROJECT NO.: 1025106249

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PARCEL PLAT SHOWING PROPERTY OF

THE GRONK, LP

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

PARCEL 1E
1.0136 AC.
44,152 SQ. FT.

PAGE 9 OF 10

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

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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 COMPANY, UNDER GF NO. 672402516 EFFECTIVE 04/15/2024, ISSUED 04/23/2024. 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, 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.

SAM, LLC

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

PROJECT NO.: 1025106249

SCHEDULE B:

10a. EASEMENT DATED JANUARY 25, 1936, TO THE STATE OF TEXAS, ACTING THROUGH THE STATE HIGHWAY COMMISSION, RECORDED IN VOLUME 278, PAGE 322, DEED RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

10b. EASEMENT DATED OCTOBER 28, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 283, PAGE 384, DEED RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

10c. EASEMENT DATED NOVEMBER 13, 1974, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 603, PAGE 105, DEED RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)

10d. EASEMENT DATED NOVEMBER 26, 1974, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 606, PAGE 94, DEED RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)

10e. EASEMENT DATED JANUARY 17, 1977, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 662, PAGE 942, DEED RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN; EASEMENT INDEXED AS VOLUME 682, PAGE 942, DATED MARCH 17, 1977)

10f. EASEMENT DATED NOVEMBER 25, 1985, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, PAGE 169, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

10g. INTENTIONALLY DELETED.

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

10i. (NOT A SURVEY MATTER)

10j. (NOT A SURVEY MATTER)

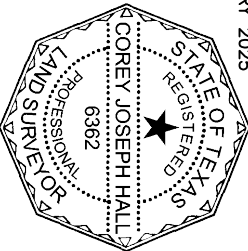
10k. (NOT A SURVEY MATTER)

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

10m. RIGHTS OF PARTIES IN POSSESSION.

10n. DISCREPANCIES BETWEEN THE PROPERTY LINE(S) OF THE SUBJECT TRACT AND THE EXISTING FENCE, AS SHOWN.

10o. POWER LINE IN PLACE AS SHOWN TOGETHER WITH ALL ASSOCIATED RIGHTS OF POWER COMPANY, INCLUDING BUT NOT LIMITED TO THE RIGHTS OF INGRESS AND EGRESS OVER THE PROPERTY DESCRIPTION HEREIN.



PARCEL PLAT SHOWING PROPERTY OF

THE GRONK, LP

SCALE 1" = 100'	PROJECT C.R. 314	PAGE 10 OF 10
--------------------	---------------------	---------------

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

PARCEL 1E
1.0136 AC.
44,152 SQ. FT.

06/07/2024
REV: 08/10/2026

**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 **The Gronk 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 c/o The Law Office of J.R. Cochran, 102 N. Railroad Ave., Pflugerville, TX 78660) 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 1.08 acres of land, more particularly described by metes and bounds in Exhibit "A" attached hereto, 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.

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 B.

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-five-foot (25') width of land located immediately adjacent to and running parallel to the Easement, as depicted and described by metes and bounds in **Exhibit C** 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. 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, when the claim is by, through, and under Grantor, but not otherwise.

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.

By: _____

Address: _____

This instrument was acknowledged before me on _____, 2026, by _____, _____ of _____, _____, on behalf of The Gronk LP, a Texas limited partnership.

5

**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 The Gronk LP, securing a certain promissory note of even
date therewith, that create 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 this
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

Lienholder:

By:_____

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____, 2026,
by _____,
a _____.

Notary Public in and for the State of _____

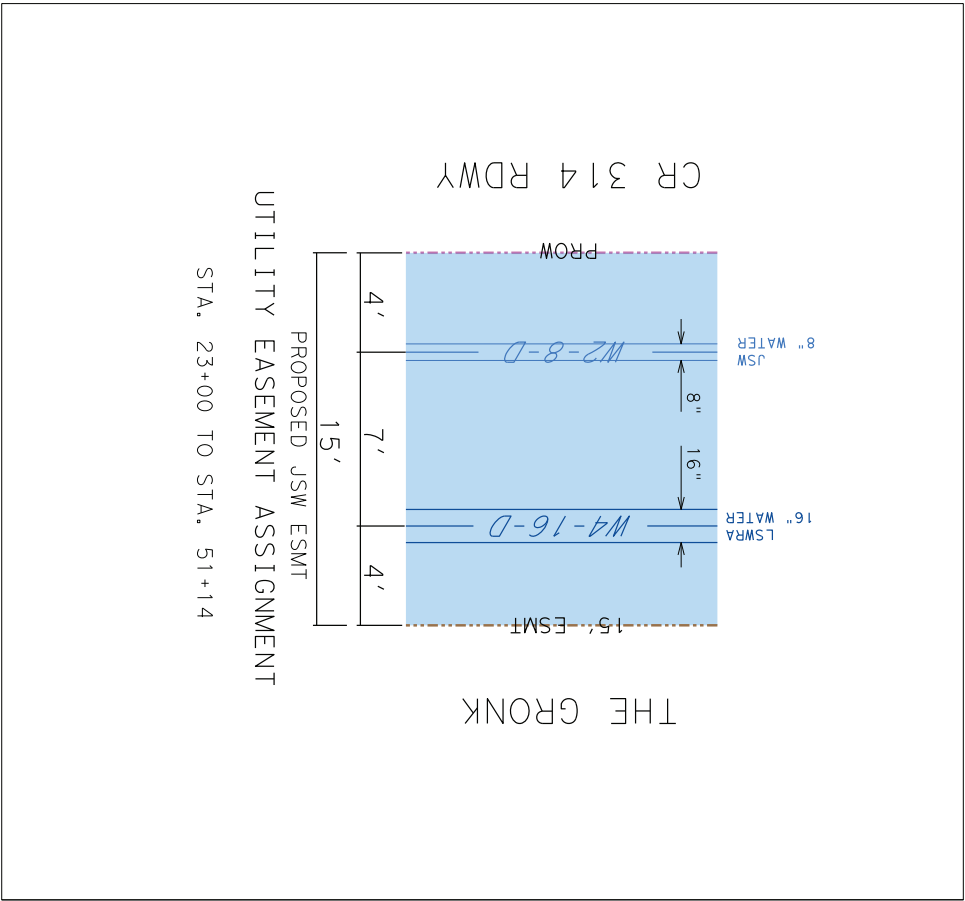
EXHIBIT "B" TO WATERLINE EASEMENT

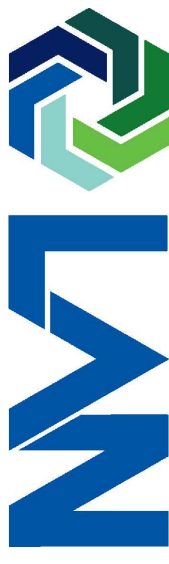


CobbFendley
900 N. Moore Expressway, Suite 800
Aubrey, Texas 79709
512.834.9788 | fax 512.832.7771 | www.cobbendley.com

CR 314 IMPROVEMENTS
THE GRONK
R011861, R011859
PARCEL 1

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.





215 Mary Street
Suite 309
Waco, TX 76701
Tel 254-753-9585
www.lsrw-inc.com

KEY PLAN

- LEGEND
- 1261 --- EXISTING MINOR CONTOUR
 - 1260 --- EXISTING MAJOR CONTOUR
 - W --- EXISTING WATER UTILITY
 - X --- EXISTING FENCE
 - --- EXISTING BRICK FENCE
 - C --- EXISTING COMMUNICATION/ CABLE UTILITY
 - 2 IN WL --- EXISTING 2" WATER LINE
 - 3 IN WL --- EXISTING 3" WATER LINE
 - 4 IN WL --- EXISTING 4" WATER LINE
 - 8" W --- FUTURE 8" BY OTHERS
 - 16" W --- PROPOSED 16" WATER LINE
 - 12" W --- PROPOSED 12" WATER LINE (THIS CONTRACT)
 - 12" W --- FUTURE 12" WATER LINE (NOT THIS CONTRACT)
 - 16" W --- PROPOSED 16" WATER LINE
 - PROPOSED ENCASEMENT
 - EXISTING CULVERT
 - PROPERTY/ROW LINE
 - ONE --- OVER HEAD ELECTRIC
 - ONE --- OVERHEAD ELECTRIC
 - ONE --- OVERHEAD ELECTRIC/ COMMUNICATION
 - ONE --- OVERHEAD ELECTRIC/ TELEPHONE

REVISIONS

NO	DESCRIPTION	DATE

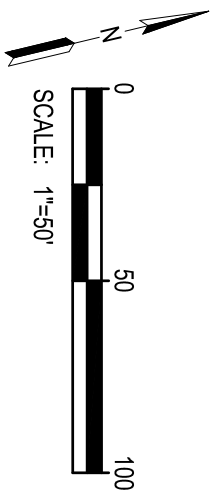
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Manager	LSH
Design	DES
DRAW	BRW
CHECK	GJK

STAMP



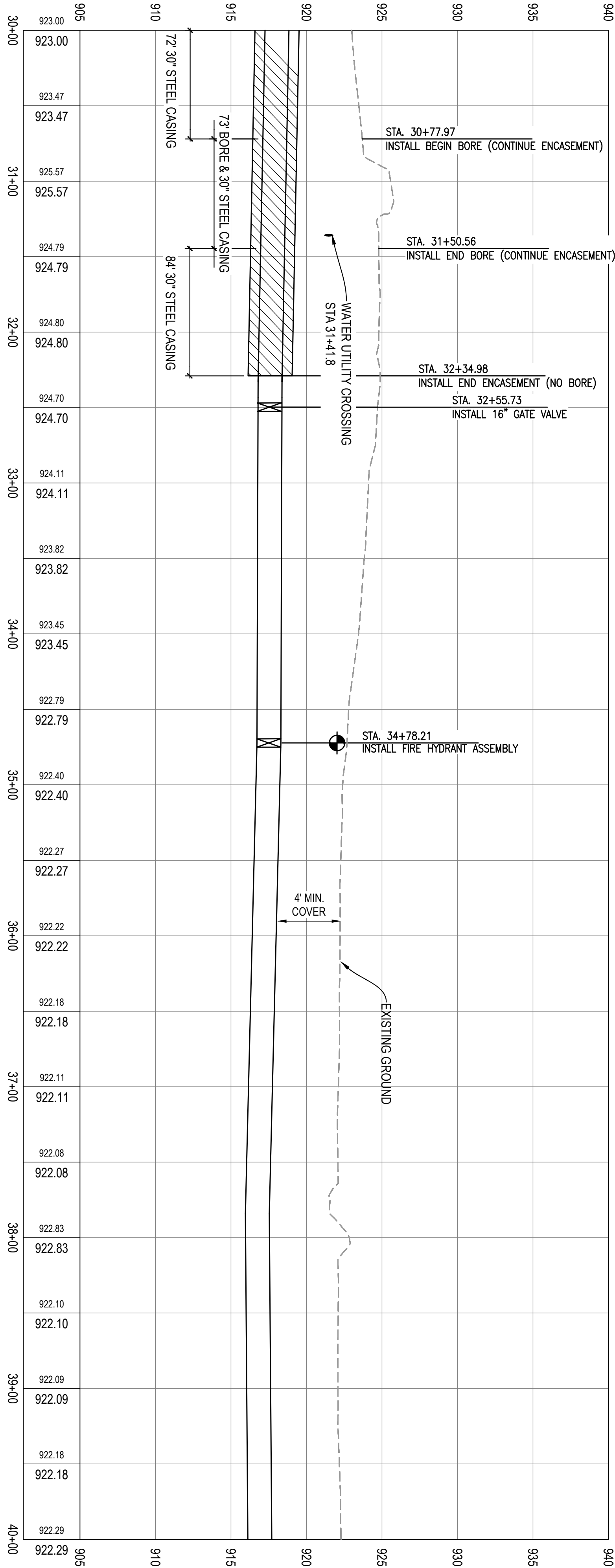
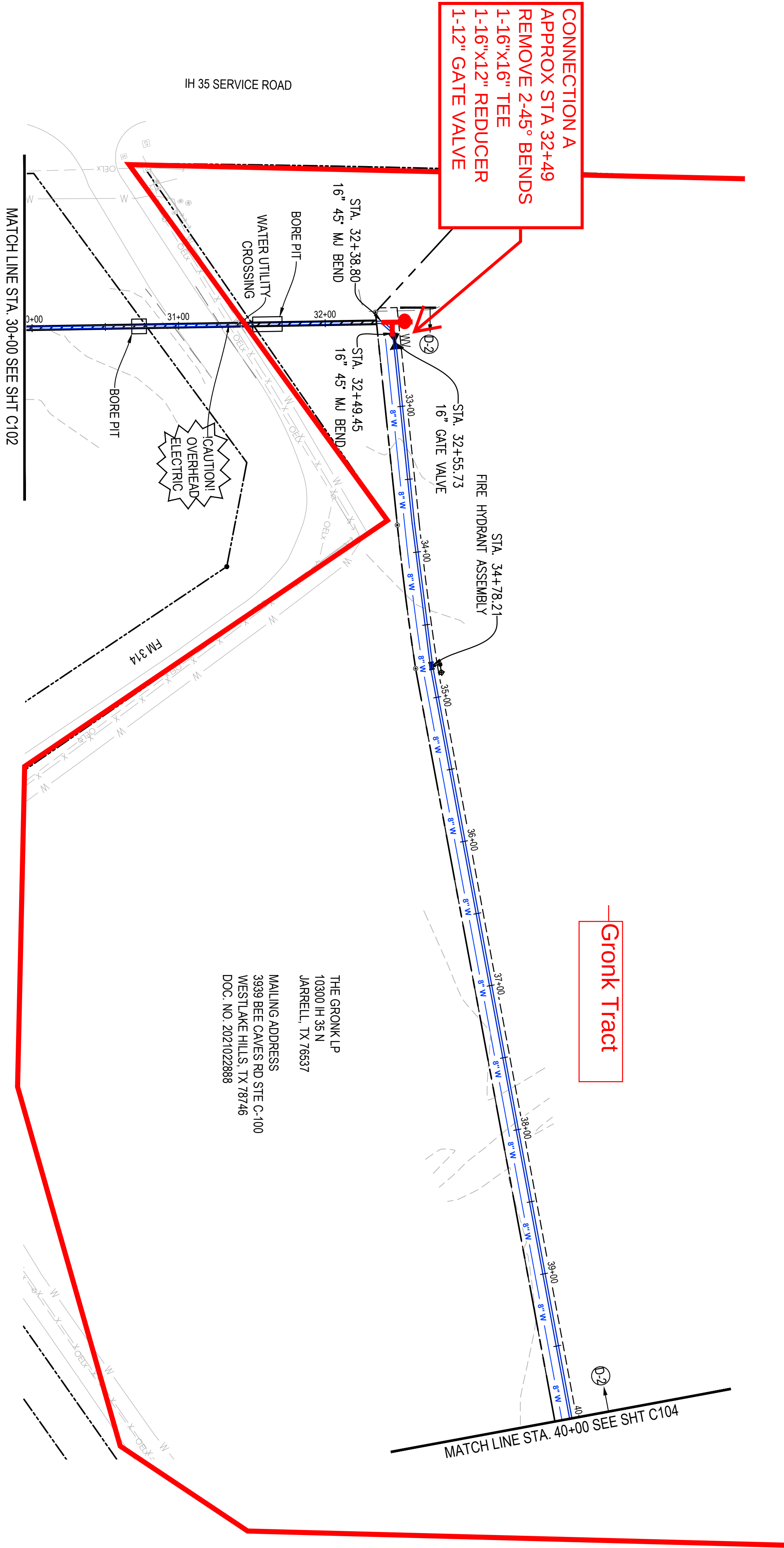
Lockwood, Andrews & Newman, Inc.
Texas Registered Engineering Firm F-2614



Project No. 137-10017-000
Date: JULY 2025

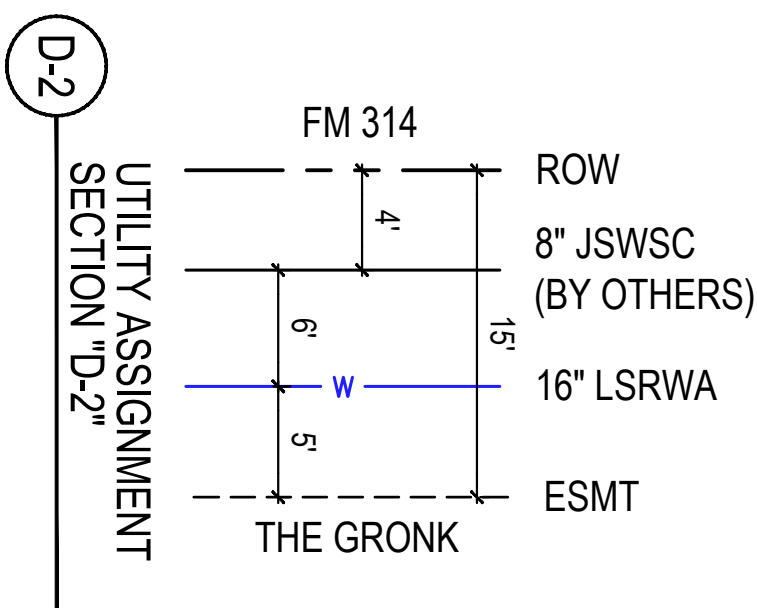
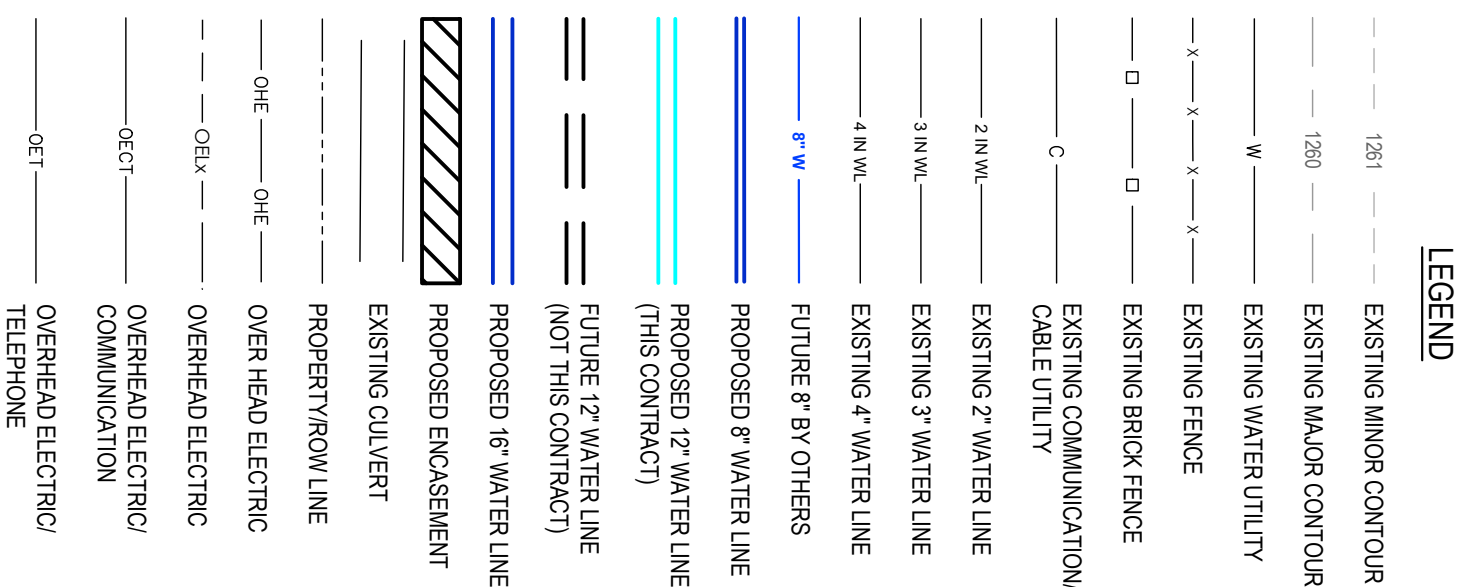
16 IN WATER LINE PLAN & PROFILE
STA. 30+00 TO STA. 40+00

C103



16 IN LSRWA WL STA. 30+00.00 TO STA. 40+00.00

HORIZ. 1"=50' VERT. 1"=5'



Lockwood, Andrews & Newnam, Inc.
Texas Registered Engineering Firm F-2614

Date: JULY 2025

STA. 40+00 TO STA. 50+00

C104



215 Mary Street
Suite 309
Waco, TX 76701
Tel 254-753-9585
www.lsrw-inc.com

KEY PLAN

- LEGEND
- 1261 EXISTING MINOR CONTOUR
 - 1260 EXISTING MAJOR CONTOUR
 - W EXISTING WATER UTILITY
 - X-X-X EXISTING FENCE
 - EXISTING BRICK FENCE
 - C EXISTING COMMUNICATION/ CABLE UTILITY
 - 2 IN WL EXISTING 2" WATER LINE
 - 3 IN WL EXISTING 3" WATER LINE
 - 4 IN WL EXISTING 4" WATER LINE
 - 8" W FUTURE 8" BY OTHERS
 - PROPOSED 8" WATER LINE (THIS CONTRACT)
 - PROPOSED 12" WATER LINE (NOT THIS CONTRACT)
 - PROPOSED 16" WATER LINE (THIS CONTRACT)
 - PROPOSED 16" WATER LINE
 - EXISTING CULVERT
 - PROPERTY ROW LINE
 - OHE OVER HEAD ELECTRIC
 - OEA OVERHEAD ELECTRIC
 - OECT OVERHEAD ELECTRIC/ COMMUNICATION
 - OET OVERHEAD ELECTRIC/ TELEPHONE

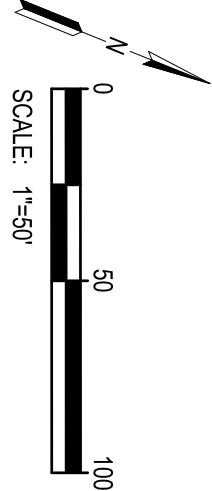
REVISIONS

NO	DESCRIPTION	DATE

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Design	URS
Draw	BSW
Check	GJK

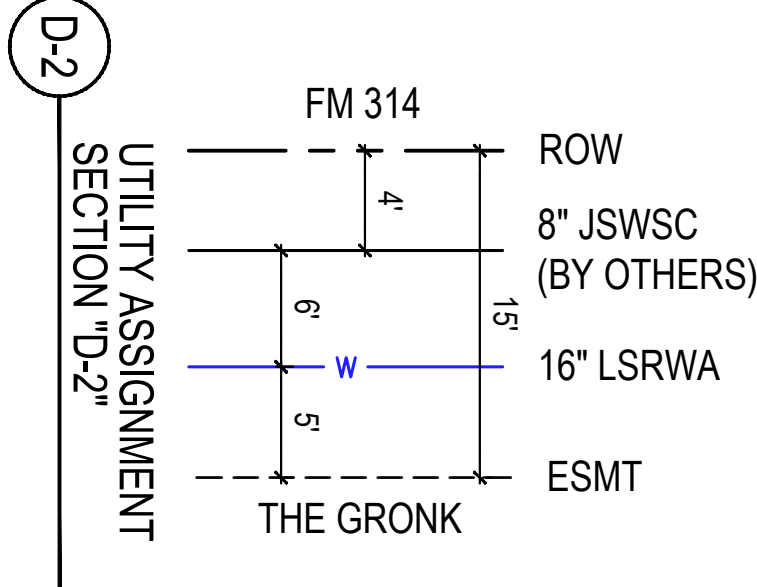
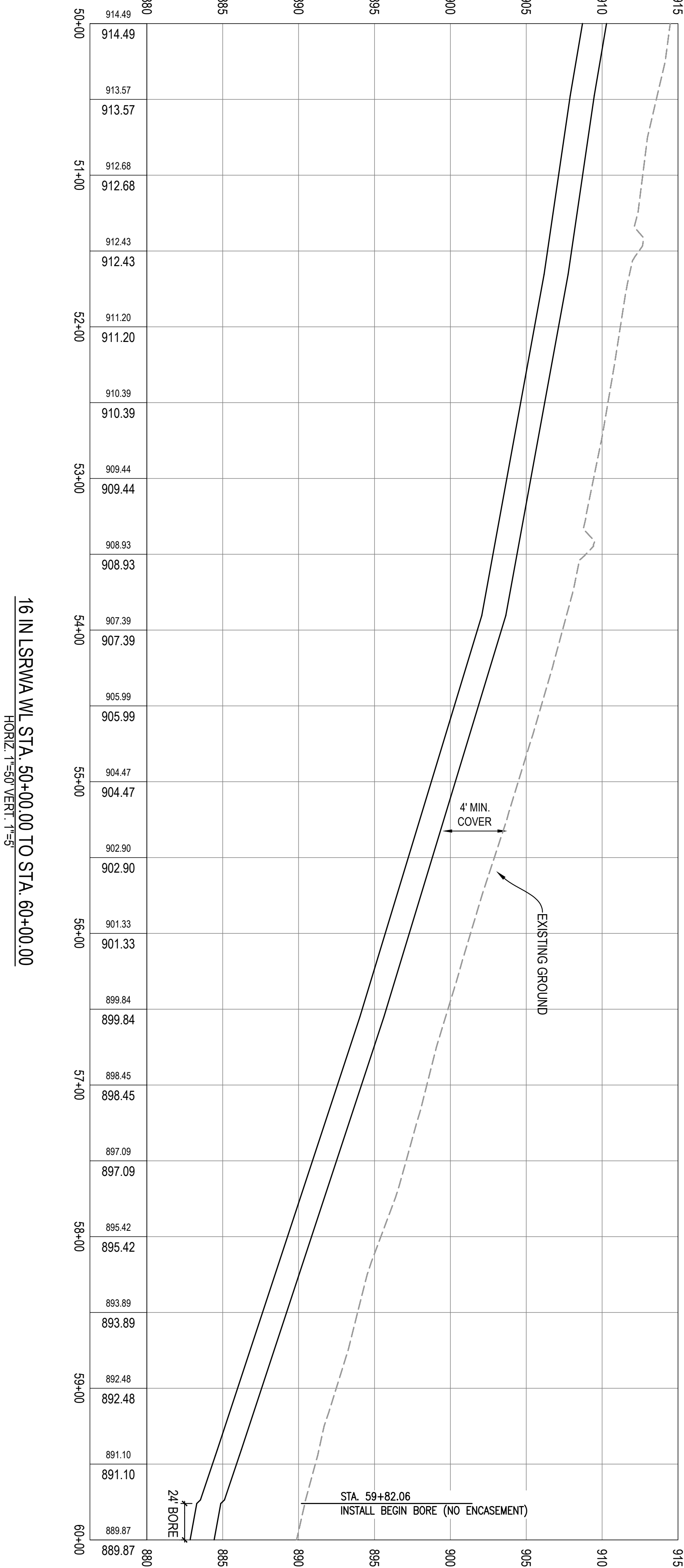
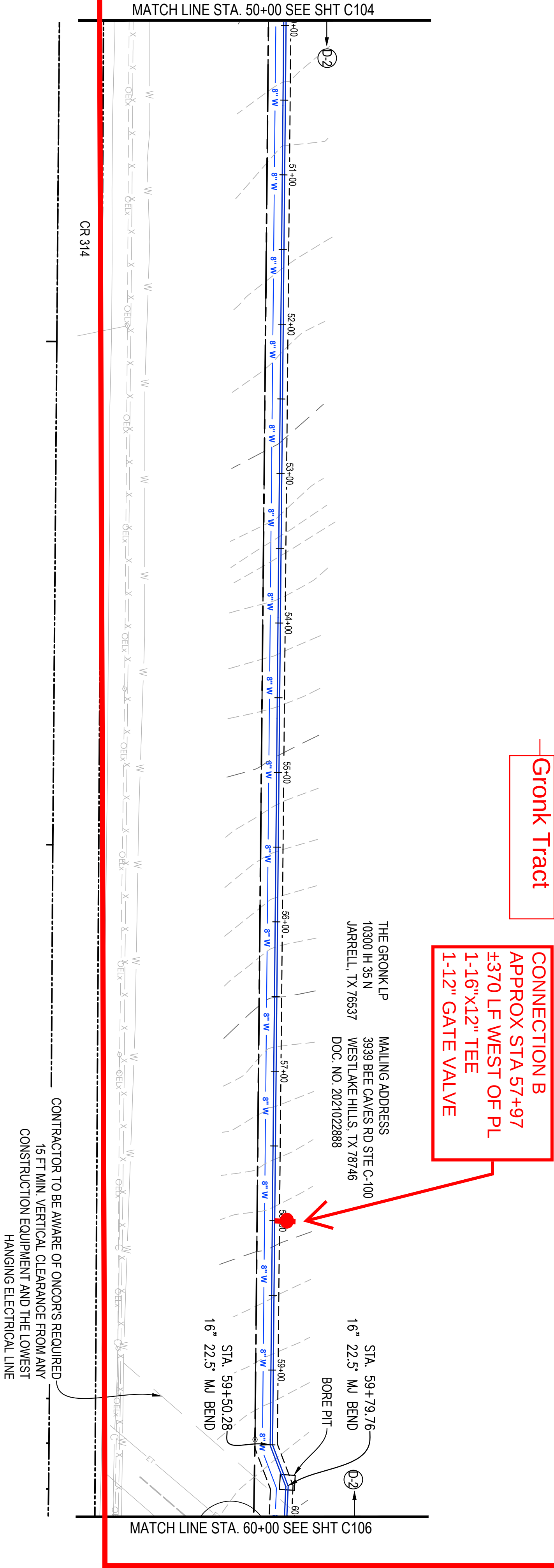
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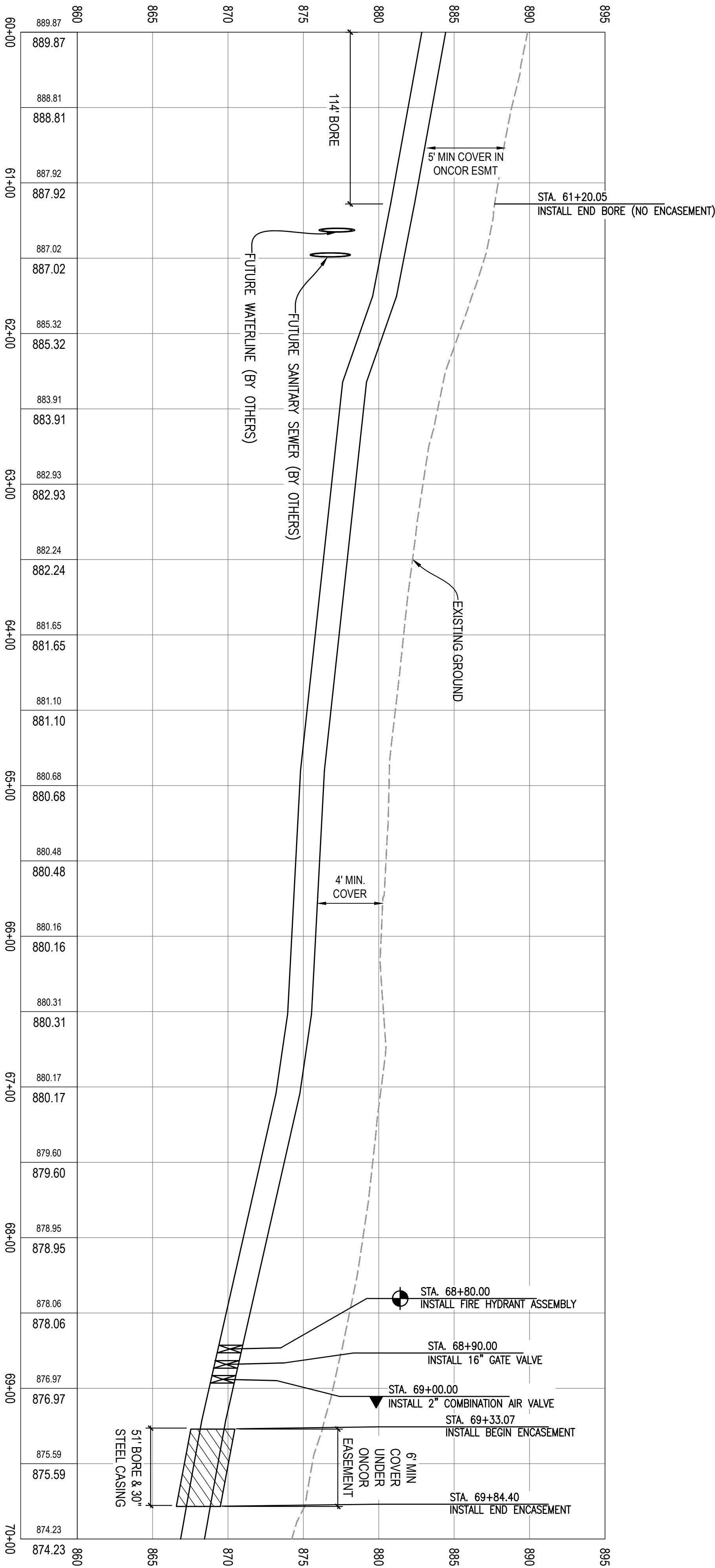
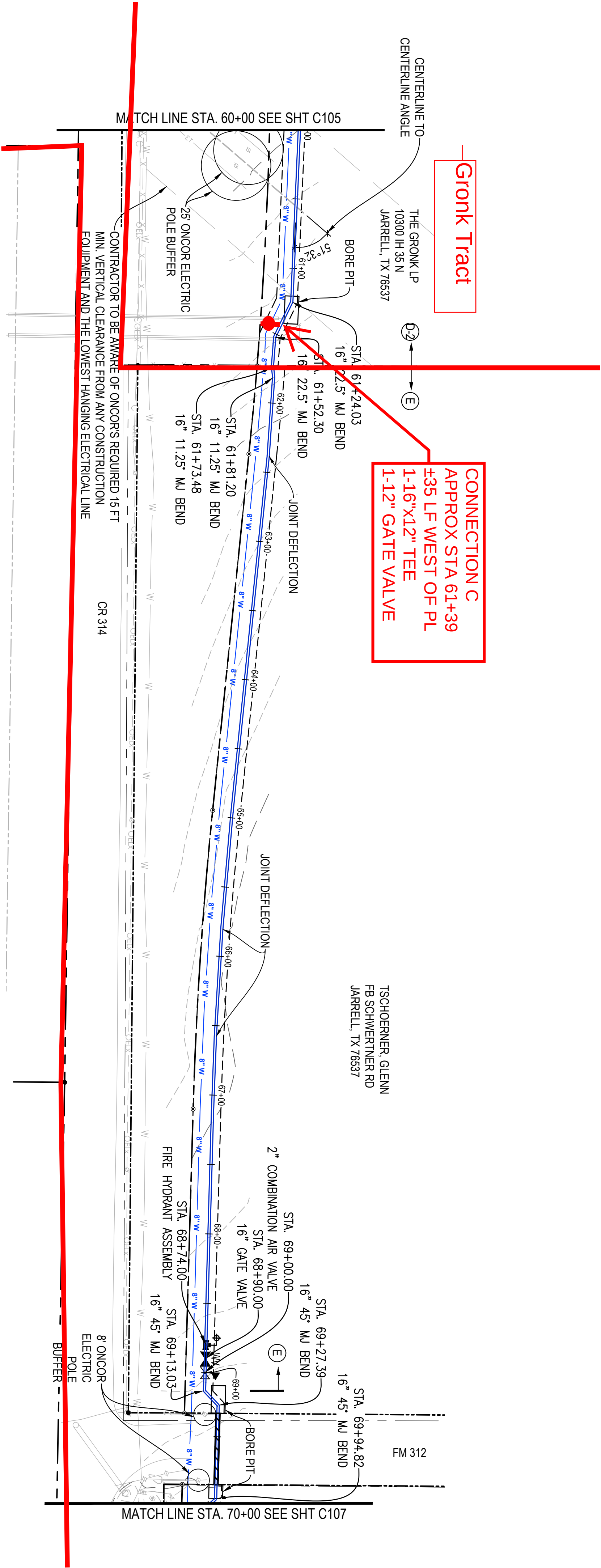


Project No. 137-10017-000
Date: JULY 2025

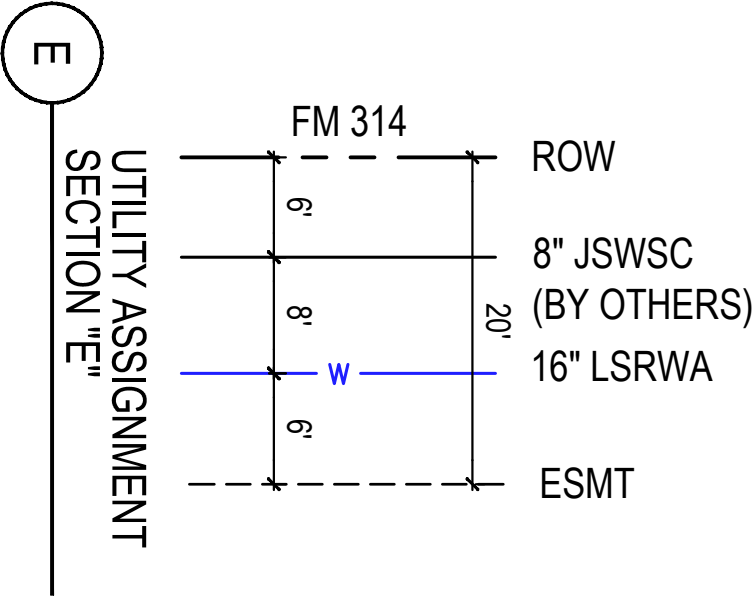
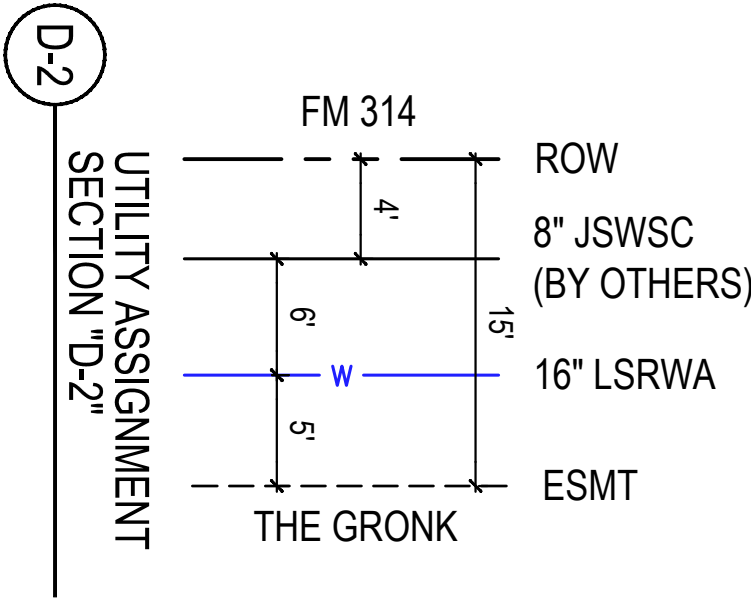
16 IN WATER LINE PLAN & PROFILE
STA. 50+00 TO STA. 60+00

C105





- LEGEND
- 1261 --- EXISTING MINOR CONTOUR
 - 1260 --- EXISTING MAJOR CONTOUR
 - W --- EXISTING WATER UTILITY
 - X-X-X-X-X-X --- EXISTING FENCE
 - --- EXISTING BRICK FENCE
 - C --- EXISTING COMMUNICATION/CABLE UTILITY
 - 2 IN WL --- EXISTING 2" WATER LINE
 - 3 IN WL --- EXISTING 3" WATER LINE
 - 4 IN WL --- EXISTING 4" WATER LINE
 - 8" W --- FUTURE 8" BY OTHERS
 - PROPOSED 8" WATER LINE
 - PROPOSED 12" WATER LINE (THIS CONTRACT)
 - PROPOSED 12" WATER LINE (NOT THIS CONTRACT)
 - PROPOSED 16" WATER LINE
 - PROPOSED ENCASEMENT
 - EXISTING CULVERT
 - PROPERTY/ROW LINE
 - ONE --- OVER HEAD ELECTRIC
 - ONE --- OVERHEAD ELECTRIC
 - ONE --- OVERHEAD ELECTRIC/COMMUNICATION
 - ONE --- OVERHEAD ELECTRIC/TELEPHONE



CONTRACT NO. 3 - 8-INCH, 12-INCH, & 16-INCH WATER LINES

LONE STAR REGIONAL WATER AUTHORITY



215 Mary Street
Suite 309
Waco, TX 76701
Tel 254-753-9585
www.lsrwa-tx.com

KEY PLAN

REVISIONS

NO	DESCRIPTION	DATE
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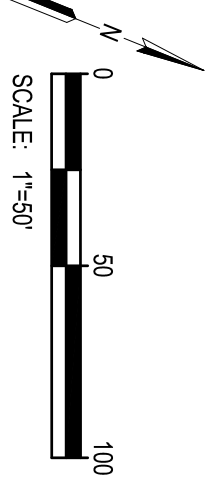
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Design	URS
Draw	BW
Check	GK

STAMP



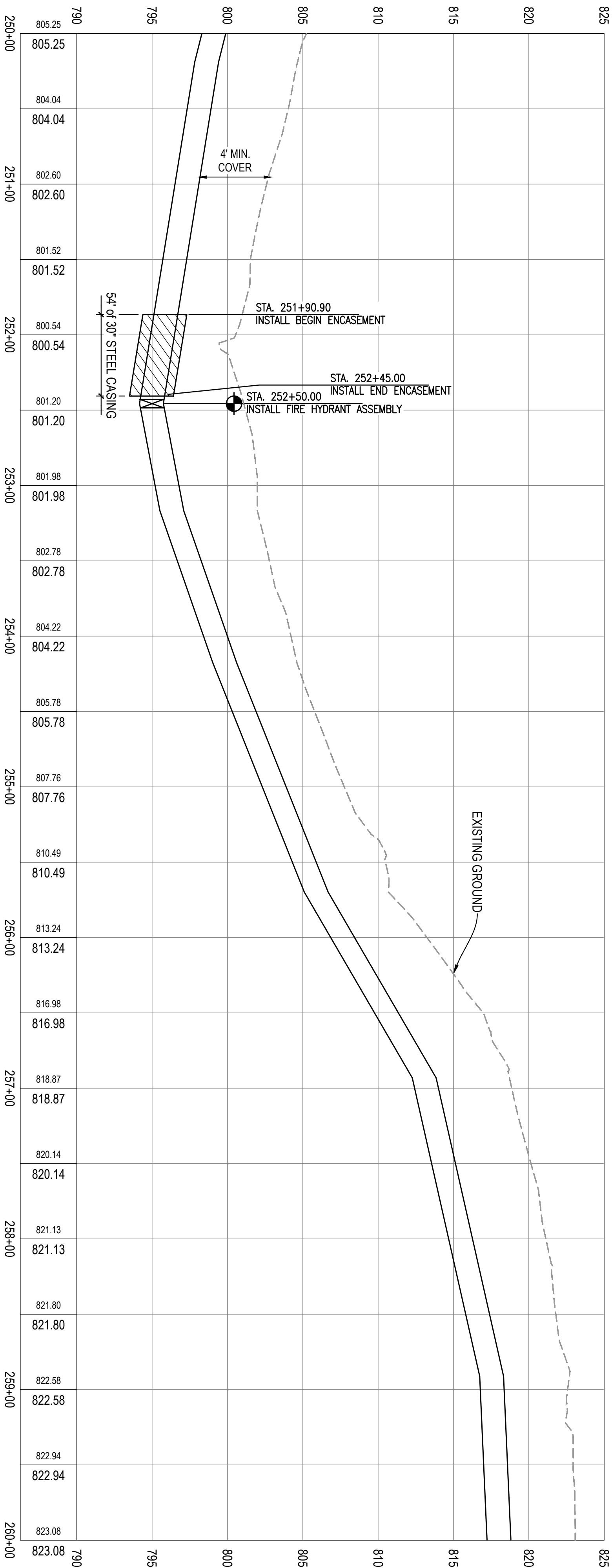
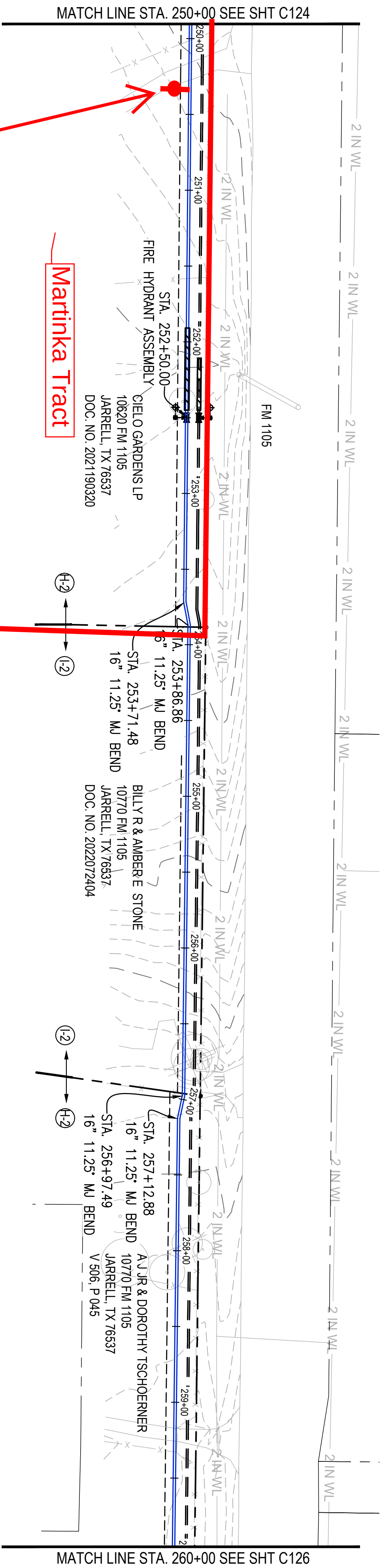
Lockwood, Andrews & Neuman, Inc.
Texas Registered Engineering Firm F-2614



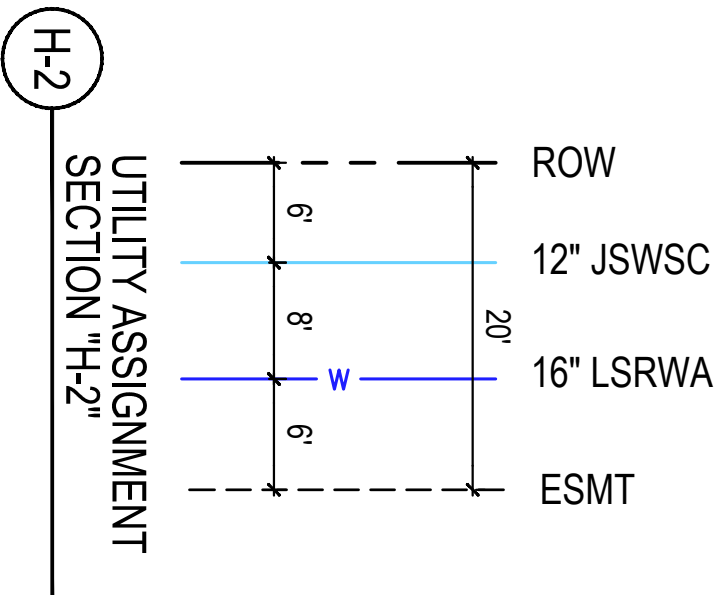
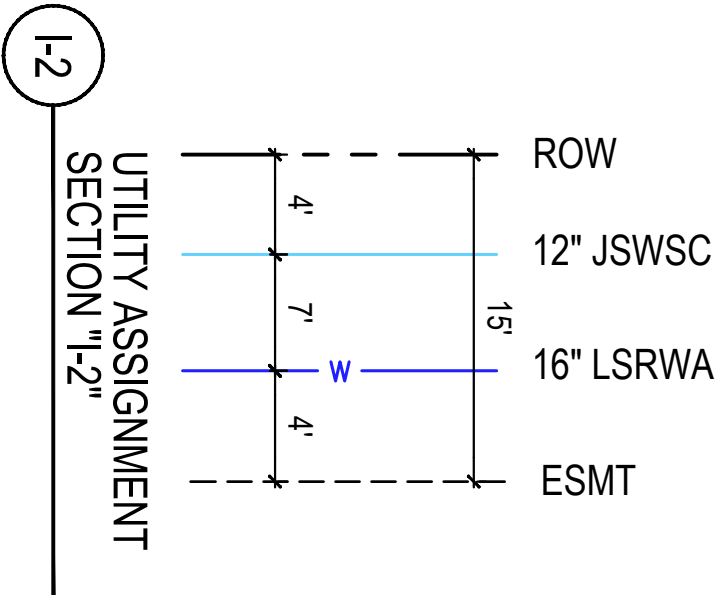
Project No. 137-10017-000
Date: JULY 2025

16 IN WATER LINE PLAN & PROFILE
STA. 60+00 TO STA. 70+00

C106



- LEGEND
- 12" EXISTING MINOR CONTOUR
 - 1250' EXISTING MAJOR CONTOUR
 - W EXISTING WATER UTILITY
 - X-X EXISTING FENCE
 - EXISTING BRICK FENCE
 - C EXISTING COMMUNICATION/ CABLE UTILITY
 - 2 IN.WL EXISTING 2" WATER LINE
 - 3 IN.WL EXISTING 3" WATER LINE
 - 4 IN.WL EXISTING 4" WATER LINE
 - 6" W FUTURE 6" BY OTHERS
 - PROPOSED 6" WATER LINE (THIS CONTRACT)
 - PROPOSED 12" WATER LINE (NOT THIS CONTRACT)
 - PROPOSED 16" WATER LINE
 - PROPOSED ENCASEMENT
 - EXISTING CULVERT
 - PROPERTY/ROW LINE
 - OHE OVERHEAD ELECTRIC
 - OEA OVERHEAD ELECTRIC
 - OECT OVERHEAD ELECTRIC/ COMMUNICATION
 - OET OVERHEAD ELECTRIC/ TELEPHONE



CONTRACT NO. 3 - 8-INCH, 12-INCH, & 16-INCH WATER LINES

LONE STAR REGIONAL WATER AUTHORITY



215 Mary Street
Suite 309
Waco, TX 76701
Tel 254-753-9585
www.lsrw-inc.com

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
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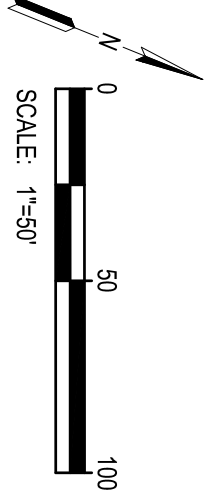
FILE LOG

Manager	LSH
Design	URS
Draw	BWJ
Check	GJK

STAMP



Lockwood, Andrews & Newnam, Inc.
Texas Registered Engineering Firm F-2614



Project No. 137-10017-000
Date: JULY 2025

16 IN WATER LINE PLAN & PROFILE
STA. 250+00 TO STA.260+00

C125

EXHIBIT "C" 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 25' WIDE, 1.683 ACRE TEMPORARY CONSTRUCTION EASEMENT:

BEING A 25' WIDE, 1.683 ACRE TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 WILLIAMSON COUNTY, TEXAS, SAID 0.783 ACRE EASEMENT, BEING WITHIN THAT CALLED 81.949 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019091043, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 1.683 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 located in the southwest line of said 81.949 acre tract, the northeast line of that called Lot 2, Block 1, Of Sphere Subdivision One, Document No. 2017092687, Official Public Records, Bell County, Texas, said point being an exterior corner of the herein described tract of land, which bears N 23° 29' 22" W, a distance of 49.89' 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 140.892 acre tract the following nineteen (19) courses and

1. with said curve to the right containing a radius of 3415.48', a central angle of 00°20'13", a chord which bears S72° 19' 07" W, a chord distance of 20.08', a total **curve length** of **20.08'**, to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for a point of tangency of the herein described easement;
2. **N 86° 11' 46" W**, a distance of **28.41'** to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for an angle of the herein described easement;
3. **S 47° 16' 00" W**, a distance of **29.65'** to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for an angle of the herein described easement, and beginning of curve to the right;

4. with said curve to the right containing a radius of 51.64', a central angle of 03°11'48", a chord which bears S 69° 13' 30" W, a chord distance of 2.88', a total **curve length** of **2.88'**, to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for a point of tangency of the herein described easement;
5. **S 68° 32' 38" W**, a distance of **1419.21'** to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for an angle of the herein described easement, and beginning of curve to the right;
6. with said curve to the left containing a radius of 2317.00', a central angle of 04°50'16", a chord which bears S 70° 57' 51" W, a chord distance of 195.58', a total **curve length** of **195.64'**, to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for a point of tangency of the herein described easement;
7. **N 87° 05' 20" W**, a distance of **851.72'** to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for an angle of the herein described easement, and beginning of curve to the right;
8. with said curve to the right containing a radius of 2185.00', a central angle of 02°33'43", a chord which bears S 83° 51' 02" W, a chord distance of 97.69', a total **curve length** of **97.70'**, to a 1/2" iron rod with a red "EASEMENT MONUMENT" plastic cap set for a point of tangency of the herein described easement;
9. **N 07° 31' 44" E**, a distance of **25.00'** to a calculated point located for an exterior corner of the herein described tract of easement, which bears N 38° 02' 42" W, a distance of 119.77' from a 1/2" iron rod located for an angle point of said 140.892 acre tract;
10. **S 82° 28' 16" E**, a distance of **147.57'** to a calculated point located for an angle point of the herein described tract of easement, and beginning of curve to the left;
11. with said curve to the left containing a radius of 2160.00', a central angle of 02°33'00", a chord which bears S 83° 50' 43" E, a chord distance of 96.12', a total **curve length** of **96.13'**, to a calculated point located for a point of tangency of the herein described easement;
12. **S 87° 05' 20" E**, a distance of **846.97' 57"** to a calculated point located for an angle point of the herein described easement, and beginning of curve to the left;
13. with said curve to the left containing a radius of 2292.00', a central angle of 04°43'50", a chord which bears N 70° 54' 38" E, a chord distance of 189.18', a total

curve length of **189.24'**, to a calculated point located for a point of tangency of the herein described easement;

14. **N 68° 32' 38" E**, a distance of **1417.49'** to a calculated point located for an angle point of the herein described tract of easement;

15. **N 47° 16' 00" E**, a distance of **30.00'** to a calculated point located for an angle point of the herein described tract of easement;

16. **N 70° 30' 54" E**, a distance of **156.21'** to a calculated point located for an angle point of the herein described tract of easement;

17. **Thence, S 86° 11' 46" E**, a distance of **28.79'** to a calculated point located for an angle point of the herein described tract of easement, and beginning of curve to the right;

18. with said curve to the left containing a radius of 3440.48', a central angle of 00°13'39", a chord which bears N 72° 20' 37" E, a chord distance of 13.65', a total **curve length** of **13.65'**, to a calculated point located in northeast line of said 140.892 acre tract, the southwest line of said 83.065 acre tract, said point being an exterior corner of the herein described easement which bears S 21° 36' 18" E, a distance of 1782.90' from a 1/2" iron rod located for an angle point of said 140.892 acre tract;

19. **Thence**, with the northeast line of said 140.892 acre tract, the southwest line of said 83.065 acre tract, **S 21° 36' 18" E**, a distance of **25.06'** to the **POINT OF BEGINNING** containing 1.683 **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

Travis L. Quicksall RPLS #6447

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