

**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.**

## CONSERVATION EASEMENT AMENDMENT

STATE OF TEXAS                   §  
COUNTY OF WILLIAMSON       §

KNOW ALL PERSONS BY THESE PRESENTS:

THIS CONSERVATION EASEMENT AMENDMENT (“Amendment”) is made effective as of May 18, 2021, by Joe Bland Construction, L.P., a Texas limited partnership (“Bland”), Lyda Holdings, LLC, a Delaware limited liability company (“Lyda”) and Williamson County (“Williamson County”) and is as follows:

## RECITALS

A. Bland is the owner of that certain tract of land in Williamson County, Texas, and being more particularly described by metes and bounds on **Exhibit “A”** attached hereto (“**Bland Tract**”).

B. Lyda is the owner of that certain tract of land in Williamson County, Texas, and being more particularly described on **Exhibit “B”** attached hereto (“Lyda Tract”), which such tract includes the 64 Acre Tract and 98 Acre Tract (as defined below).

C. Portions of the Lyda Tract and the Bland Tract are subject to the terms and conditions of a Conservation Easement recorded under Document No. 2007032515 of the Official Public Records of Williamson County, Texas (“64 Acre CE Agreement”). In the 64 Acre CE Agreement, Lyda Family Trust, a predecessor in interest of both tracts granted to Williamson County and the Texas Parks and Wildlife Department (collectively, the “County”): (i) a conservation easement over and across approximately 64.4 acres (“64 Acre Tract”) located on the Lyda Tract; and (ii) a non-exclusive thirty (30) foot wide right of way access easement (the “Initial County Access Easement”) across a larger tract that included the Bland Tract and other land for access to the 64 Acre Tract. The access easement area for the Initial County Access Easement (“Initial County Access Easement Area”) was approximately thirty (30) feet wide, that intersects with County Road 239 and meanders north as shown on Appendix 3 to the 64 Acre CE Agreement.

C. The Lyda Family Trust, the Grantor under the 64 Acre CE Agreement, further granted to the County an additional conservation easement over and across approximately 98.756 acres ("98 Acre Tract") located adjacent to and west of the 64 Acre Tract under that certain Conservation Easement recorded under Document No. 2012014593 of the Official Public Records of Williamson County, Texas (the "98 Acre CE Agreement") subject to the terms and conditions thereunder. Section 5.3 of the 98 Acre CE Agreement further provided non-exclusive access to the 98 Acre Tract over the Initial County Access Easement provided in the 64 Acre CE Agreement.

D. On or about December 31, 2020, Lyda and CCR Holdings 1, LLC, as predecessors in interest of the Grantor Tract, executed that certain Declaration of Access Easement recorded under Document No. 2021001637 of the Official Public Records of Williamson County, Texas ("2021 Easement Agreement"), which (i) granted an access easement along a portion of the Bland Tract for the benefit of the Lyda Tract and the Benefitted Parties (as defined in the 2021 Easement Agreement). The 2021 Easement Agreement also provided for the relocation of a portion of the Initial County Access Easement Area once a New Road (as defined in the 2021 Easement Agreement) was completed.

E. The 64 Acre CE Agreement provides the Initial County Access Easement Area (route and location) may be modified from time to time by Grantor (named in the 64 Acre CE Agreement) by designating in writing a new route and location along roads and lanes. The 64 Acre CE Agreement further provides the Initial County Access Easement Area, as may be modified from time to time, must be a minimum 15 feet in width, and must provide the County with unobstructed access to the 64 Acre Tract and to the Cave Entrance (defined in the 64 Acre CE Agreement). Provided the modified area meets such requirements, the 64 Acre CE Agreement provides that the Grantor and Grantee under such 64 Acre CE Agreement may record an amendment without the need of the Third Party Beneficiaries (as defined in the 64 Acre CE Agreement) to be a party to any such amendment.

F. Lyda is successor in interest to Grantor under the 64 Acre CE Agreement and under the 2021 Easement Agreement Bland previously agreed to permit the Country Access Easement to be relocated on the Bland Tract and Bland, Lyda and Williamson County now desire to amend the location of the Initial County Access Easement.

G. Bland has constructed the New Road (as defined in the 2021 Easement) that meets the requirements of the 64 Acre CE Agreement for any replacement access and Bland, Lyda and Williamson County now desire to enter into this Conservation Easement Amendment to replace the Initial County Access Easement in full the access easement provided for herein.

## AMENDMENT TO EASEMENT

NOW, THEREFORE, Lyda, Bland and Williamson County hereby declare that the Bland Tract is hereby subjected to the provisions of this Conservation Easement Amendment and the Bland Tract shall be held, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the covenants, conditions, and easements hereinafter set forth, which shall run with the title to the Bland Tract subject to this Conservation Easement Amendment, and shall be binding on all persons having any right, title, or interest in all or any portion of the Bland Tract, their respective heirs, legal representatives, successors, successors-in-title, and assigns and shall inure to the benefit of each and every owner of all or any portion thereof.

1. Amendment to the Conservation Access Easement. The existing Conservation Access Easement reflected in the 64 Acre CE Agreement reflected on Appendix 3 of the 64 Acre CE Agreement and incorporated into the 98 Acre CE Agreement is replaced by the Modified Access Easement (as defined below). For and in consideration of the benefits accruing to Bland as the owner of the Bland Tract and by reason of the conditions, covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and subject to the terms and conditions hereinafter set forth, Bland hereby grants sells, and conveys to the County and Third Party Beneficiaries (as defined in the 64 Acre CE Agreement) a non-exclusive, unrestricted access easement (the "Modified Access Easement") over, upon and across the Modified Easement Area (hereinafter defined) for pedestrian and vehicular ingress and egress to and from the 64 Acre Tract and the 98 Acre Tract, and portions thereof, to and from State Highway 195, but reserving all rights not inconsistent therewith, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold the easement, rights, and appurtenances to the County and Third Party Beneficiaries forever. The term "Modified Easement Area" as used herein collectively refers to two (2) tracts of land (a 7.675 acre tract and a 24.636 acre tract) described by metes and bounds on Exhibit "C" and as depicted on Exhibit "D". The Modified Easement Area is the same area as granted under the 2021 Easement and is reflected on Exhibit "D" as the 60' wide access easement. The entirety of the Modified Easement Area is located on the Bland Tract, but Lyda is entering this Amendment as successor in interest to Grantor under the 64 Acre CE Agreement and the 98 Acre CE Agreement.

2. Character of Easement. The Modified Access Easement is appurtenant to and shall run with the Bland Tract and portions thereof, whether or not the Modified Access Easement is referenced or described in any conveyance of the Bland Tract or any portion thereof.

3. Use of the Easement. The easements, rights and privileges granted and imposed hereby shall be for the limited uses provided for in the 64 Acre CE Agreement and the 98 Acre CE Agreement. For all purposes under the 64 Acre CE Agreement and the 98 Acre CE Agreement: (i) the Modified Easement Area shall replace the Initial County Access Easement Area; and (ii) the Modified Access Easement shall replace the Initial County Access Easement. It is not intended by this Amendment to expand any use beyond what is provided for in the 64

Acre CE Agreement and the 98 Acre CE Agreement.

4. Termination of the Initial County Access Easement. Williamson County acknowledges that the Modified Access Easement Area meets the requirements of the 64 Acre CE Agreement and the 98 Acre CE Agreement and the Initial County Access Easement over the Initial County Access Easement Area is hereby terminated and such Initial County Access Easement Area shall no longer be subject to the 64 Acre CE Agreement.


5. Remaining Right for Relocation of Easement Area. Notwithstanding the Modified County Access Easement Area replacing the Initial County Access Easement Area, the rights provided to Grantor under the 64 Acre CE Agreement to modify the route of the access to the 64 Acre Tract as well as the 98 Acre Tract shall remain in full force and effect so long as any subsequent modifications meets the requirements provided for in the 64 Acre CE Agreement.

6. Disputes. Any disputes related to this Amendment shall be governed by the provisions of the 64 Acre CE Agreement.

**(remainder of page intentionally omitted; signature page to follow)**

LYDA HOLDINGS:

Lyda Holdings, LLC,  
a Delaware limited liability company

By:   
Clark E. Lyda, Manager

THE STATE OF TEXAS

§  
§  
§

COUNTY OF Travis

This instrument was acknowledged before me on the 12<sup>th</sup> day of May, 2021, by Clark E. Lyda, Manager of Lyda Holdings, LLC, a Delaware limited liability company, on behalf of said company.

(Notary Seal)



  
Notary Public of the State of Texas

BLAND:

JOE BLAND CONSTRUCTION, L.P., a Texas  
limited partnership

By: Bland, Inc., a Texas corporation, General  
Partner

By: \_\_\_\_\_  
Joe E. Bland, President

THE STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of May, 2021, by Joe E. Bland, President of Bland, Inc., a Texas corporation, General Partner of Joe Bland Construction, L.P., a Texas limited partnership, on behalf of said limited partnership.

(Notary Seal)

\_\_\_\_\_



LYDA HOLDINGS:

Lyda Holdings, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Clark E. Lyda, Manager

THE STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of May, 2021, by Clark E. Lyda, Manager of Lyda Holdings, LLC, a Delaware limited liability company, on behalf of said company.

(Notary Seal)

\_\_\_\_\_  
Notary Public of the State of Texas

BLAND:

JOE BLAND CONSTRUCTION, L.P., a Texas  
limited partnership

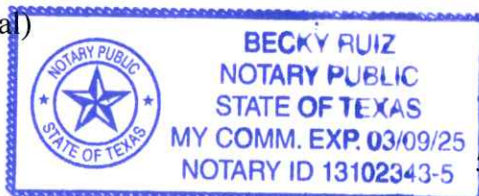
By: Bland, Inc., a Texas corporation, General  
Partner

By:   
Joe E. Bland, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Travis §

This instrument was acknowledged before me on the 11<sup>th</sup> day of May, 2021, by Joe E. Bland, President of Bland, Inc., a Texas corporation, General Partner of Joe Bland Construction, L.P., a Texas limited partnership, on behalf of said limited partnership.

(Notary Seal)



  
Notary Public of the State of Texas

Notary Public of the State of Texas

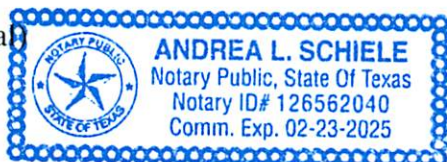
WILLIAMSON COUNTY:  
Williamson County, Texas

Bill Gravel Jr.  
Name: Bill Gravel Jr.  
Title: County Judge

THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON   §

This instrument was acknowledged before me on the 18<sup>th</sup> day of May, 2021, by  
Bill Gravel Jr., the County Judge of Williamson County on behalf of  
Williamson County, Texas.

(Notary Seal)



Andrea L. Schiele  
Notary Public of the State of Texas

## EXHIBIT "A"

### Legal Description of Bland Tract

BEING 412.339 acres in Williamson County, Texas; situated in the J.A.F. Graves Survey, Abstract No. 244, the Pleasant Bull Heirs Survey, Abstract No. 70 and the John Hamilton Survey, Abstract No. 289, being a portion of Tract I, called 1640.26-acres as described in a deed from Clay Houston Shivers, and Harold E. Shivers Trustees, to Lyda Family Trust, Clark E. Lyda, Trustee, of record in Doc. 9605280 of the Official Public Records of Williamson County, Texas, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the lower northwest corner of said 1640.26 acre tract, same being on the southwest corner of the 38.03 acre tract conveyed to Reed and Mary Hamm as recorded in Document No. 2015063978 of the Official Public Records of Williamson County, Texas;

THENCE with the westerly boundary line of said Lyda 1640.26-acre tract the following four (4) courses and distances:

1. S 20°01'06" E for a distance of 707.88 feet;
2. S 20°52'40" E for a distance of 630.70 feet;
3. S 22°34'50" E for a distance of 259.23 feet;
4. S 22°03'09" E for a distance of 154.14 feet to the northwest corner and POINT OF BEGINNING hereof;

THENCE through the interior of said Lyda 1640.26-acre tract

N 76°46'20" E for a distance of 121.25 feet to the southwest corner of the 83.856-acre Conservation Easement tract described in Exhibit A as recorded in Document No. 2012014593 of the Deed Records of Williamson County, Texas;

THENCE with continuing through the said interior of Lyda 1640.26-acre tract, with the southerly boundary line of said 83.856-acre Conservation Easement tract, N 76°46'20" E for a distance of 3,196.75 feet to the southeast corner of said 83.858-acre conservation Easement tract, same being the southwest corner of the 14.00-acre Conservation Easement tract described in Exhibit B as recorded in said Document No. 2012014593;

THENCE continuing through the said interior of Lyda 1640.26-acre tract, with the southerly boundary line of said 14.00-acre Conservation Easement tract, N 76°46'20" E for a distance of 648.68 feet to the southeast corner of said 14.00-acre Conservation Easement tract, same being on a point in the westerly boundary line of the 64.4-acre Conservation Easement tract described in Document No. 2007032515 of the Deed Records of Williamson County, Texas;

THENCE continuing through the said interior of Lyda 1640.26-acre tract with the westerly and southerly boundary lines of said 64.4-acre Conservation Easement tract the following three (3) courses and distances:

1. S 20°53'43" E for a distance of 57.57 feet;
2. S 52°50'54" E for a distance of 537.93 feet;
3. N 69°24'47" E for a distance of 1,150.82 feet to the southeast corner of said 14.00-acre Conservation Easement tract;

THENCE continuing through the said interior of Lyda 1640.26-acre tract N 69°24'47" E for a distance of 1,827.43 feet to a point in the easterly boundary line of said Lyda 1640.26-acre tract for the northeast corner hereof;

THENCE with the said easterly boundary line of Lyda 1640.26-acre tract S 20°58'43" E for a distance of 1,509.98 feet to the northeast corner of the 25.0-acre tract of land conveyed to Joe Bland Construction, L.P. as



recorded in Exhibit A-2 of Document No. 2019037202 of the Official Public Records of Williamson County, Texas, for the southeast corner hereof;

THENCE with the northerly and westerly boundary line of said 25.0-acre Bland tract the following two (2) courses and distances:

1. S 69°01'17" W for a distance of 2,712.05 feet;
2. S 27°53'44" W for a distance of 447.47 feet to the southwest corner of said 25.0-acre Bland tract, same being on the northwest corner of the 180.16-acre tract of land conveyed to Joe Bland Construction L.P. as recorded in Exhibit A-1 of said Document No. 2019037202;

THENCE with the westerly boundary line of said 180.16-acre Bland tract the following eight (8) courses and distances:

1. S 27°53'44" W for a distance of 2,463.13 feet;
2. S 72°31'48" W for a distance of 83.27 feet;
3. S 15°43'32" E for a distance of 236.57 feet;
4. S 15°26'32" E for a distance of 252.74 feet;
5. S 15°28'15" E for a distance of 429.83 feet;
6. S 30°45'29" E for a distance of 345.40 feet;
7. S 46°02'44" E for a distance of 1,599.05 feet;
8. S 28°49'02" E for a distance of 1,356.71 feet to the southwest corner of said 180.16-acre Bland tract of land, same being the northwest corner of the 60.465-acre tract of land conveyed to Joe Bland Construction, L.P. as recorded in document No. 2019037203 of the Official Public Records of Williamson County, Texas;

THENCE with the westerly boundary line of said 60.465-acre Bland tract of land S 28°49'02" E for a distance of 552.63 feet to an angle point;

THENCE with the southerly boundary line of said 60.465-acre Bland tract of land the following four (4) courses and distances:

1. S 69°04'06" W for a distance of 1,541.10 feet;
2. S 34°09'20" W for a distance of 37.71 feet;
3. With a curve to the right having an arc length of 114.12 feet, a radius of 792.00 feet, and a chord of S 00°23'04" E 114.02 feet;
4. S 03°44'36" W for a distance of 50.75 feet to a point in the northerly right-of-way line of SH 195;

THENCE with the said northerly right-of-way line of SH 195 the following six (6) courses and distances:

1. N 85°19'56" W for a distance of 97.64 feet;

2. N 85°17'16" W for a distance of 305.64 feet;
3. N 80°07'09" W for a distance of 166.03 feet;
4. N 83°38'54" W for a distance of 97.44 feet;
5. S 85°10'15" W for a distance of 55.35 feet;
6. S 85°32'36" W for a distance of 44.27 feet to the most southwesterly corner hereof, same being on a point in the southerly boundary line of the remnant portion of the 14.60-acre tract of land conveyed to Cobb Springs Ranch, LTD. as recorded in Document 2006011193 of the Official Public Records of Williamson County, Texas;

THENCE in part with the southerly boundary line of said remnant portion of the 14.60-acre Cobb Springs Ranch, LTD., and in part with the southerly boundary line of the 502.38-acre tract of land conveyed to Cobb Springs Ranch, LTD. as recorded in Document No. 9838600 of the Official Public Records of Williamson County, Texas, the following five (5) courses and distances:

1. N 74°06'25" E for a distance of 143.69 feet;
2. N 69°04'06" E for a distance of 1,285.00 feet;
3. N 66°57'32" E for a distance of 52.89 feet;
4. N 66°00'44" E for a distance of 295.27 feet;
5. N 63°40'59" E for a distance of 330.51 feet to the southeast corner of said 502.38-acre Cobb Springs Ranch, LTD. tract of land;

THENCE with the westerly boundary line of said Lyda 1640.26-acre tract of land, same being with the easterly boundary line of said 502.38-acre Cobb Springs Ranch, LTD tract of land, the following twenty-two (22) courses and distances:

1. N 27°21'30" W, 1,656.07 feet;
2. N 45°45'40" W, 1,803.89 feet;
3. N 15°28'15" W, 647.16 feet;
4. N 15°26'32" W, 252.43 feet;
5. N 15°43'32" W, 231.96 feet;
6. N 57°05'47" W, 483.58 feet;
7. N 49°48'37" W, 419.28 feet;
8. N 44°43'36" W, 164.33 feet;
9. N 27°38'38" W, 178.92 feet;

10. N 24°12'21" W, 73.34 feet;
11. N 13°53'55" W, 275.51 feet;
12. N 17°50'44" W, 106.49 feet;
13. N 24°43'14" W, 79.40 feet;
14. N 36°03'36" W, 368.38 feet;
15. N 83°38'34" W, 338.66 feet;
16. N 89°51'04" W, 177.72 feet;
17. S 87°29'47" W, 141.00 feet;
18. S 85°18'16" W, 322.03 feet;
19. N 88°47'44" W, 60.46 feet;
20. N 86°08'59" W, 173.54 feet;
21. S 87°14'59" W, 139.20 feet;
22. N 81°53'15" W, 115.39 feet, to the northwest corner of said 502.38 acre tract, same being a point in the east line of a 14.981 acre tract conveyed to Thomas J. Fuller, Document No. 2018083551;

THENCE, with the said westerly boundary line of said 1640.26 acre tract, the following six (6) courses and distances:

1. N 23°26'46" W, 556.47 feet;
2. N 23°21'23" W, 499.42 feet;
3. N 22°51'18" W, 415.32 feet;
4. N 22°19'24" W, 323.46 feet;
5. N 22°29'33" W, 88.39 feet;
6. N 22°03'09" W, 74.79 feet, to the POINT OF BEGINNING and containing 412.339 acres of land including 7.680 acres in a 60-foot-wide roadway easement and 3.092 acres including FEMA Flood Plain area and 25 foot buffer around FEMA Floodplain area in northeast area hereof.

## EXHIBIT "B"

### Legal Description of Lyda Tract

Being a tract or parcel of land, out of the J.A.F. GRAVES SURVEY, ABSTRACT NO. 244, JOHN HAMILTON SURVEY, ABSTRACT NO. 289 and the PLEASANT BULL HEIRS SURVEY, ABSTRACT NO. 70, Williamson County, Texas and being comprised of (i) that certain 1640.26 acre tract described as Tract I and that 3.21 acre tract described as Tract 2 in that General Warranty Deed filed in Document No. 9536891, re-recorded in 9605280, Official Records, Williamson County, Texas, (ii) that 0.3194 of an acre tract described in Quitclaim Deed filed in Document No. 9542501, Official Records, Williamson County, Texas and also described in Warranty Deeds filed in Document Nos. 9645769, 9630492, and 9630493, Official Records, Williamson County, Texas, (iii) that 0.89 of an acre described as Exhibit "A" and that 1.25 acre tract described as Exhibit "B" in that General Warranty Deed filed in Document No. 2013095721, Official Public Records; (iv) that 1.00 acre tract described in that Warranty Deed recorded in Document No. 2003121609, Official Public Records, Williamson County, Texas, and (v) 27.51 acres of land also known as Lots 1-5, of the proposed vacated plat of STEPHENSON ESTATES and being the same property conveyed to Clark E. Lyda, Trustee of the Lyda Family Trust, in that Warranty Deed recorded in Document No. 9630910, Official Records, Williamson County, Texas; **SAVE AND EXCEPT:**

(i) a 4.7006 acre tract conveyed to Williamson County by Deed recorded in Document No. 2006033370, Official Public Records, Williamson County, Texas;

(ii) a 26.80 acre tract described as Exhibit "A" in General Warranty Deed filed in Document No. 2010062030, Official Public Records, Williamson County, Texas;

(iii) a 8.76 acre tract described as Exhibit "A" in that General Warranty Deed recorded in Document No. 2012055963, Official Public Records, Williamson County, Texas;

(iv) a 14.60 acre tract conveyed to CCR Holdings 2, LLC, by General Warranty Deed recorded in Document No. 2010062031, Official Public Records, Williamson County, Texas;

(v) 200.00 acres conveyed to FP Hacienda Properties, LLC, by Special Warranty Deed recorded in Document No. 2016085601, Official Public Records, Williamson County, Texas;

(vi) a 210.258 acre conveyed to Joe Bland Construction, L.P., by Special Warranty Deed recorded in Document No. 2016109095, Official Public Records, Williamson County, Texas;

(vii) 43.915 acres (Tract 1) and 28.80 acres (Tract 2), more or less, conveyed to Joe Bland Construction, L.P., by Special Warranty Deed recorded in Document No. 2017097116, Official Public Records, Williamson County, Texas;

(viii) a 180.162 acre (Tract 1) and 25 acre (Tract 2), more or less, conveyed to Joe Bland Construction, L.P., by Special Warranty Deed, recorded in Document No. 2019037202 Official Public Records, Williamson County, Texas;

(ix) a 60.465 acre tract, more or less, conveyed to Joe Bland Construction, L.P., by Special Warranty Deed, recorded in Document No. 2019037203 Official Public Records, Williamson County, Texas; and

(x) a 412.339 acre tract to be conveyed to Joe Bland Construction, L.P., by Special Warranty Deed, of December 31, 2020, recorded in the Official Public Records, Williamson County, Texas as Document No. 2021002416.

EXHIBIT "C"

Legal Description of Modified Easement Area

**Tract 1:**

FOR A 24.636 ACRE TRACT OF LAND, OUT OF THE J.A.F. GRAVES SURVEY, ABSTRACT NO. 244, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 1640.26 ACRE TRACT OF LAND (TRACT I) CONVEYED TO LYDA HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2016058616 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1640.26 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN DOCUMENT NO. 9605280 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 24.636-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the north corner of a called 1.25 acre tract of land conveyed to Lyda Holdings, LLC, recorded in said Document No. 2016058616, said 1.25 acre tract of land being more fully described by metes and bounds in Document No. 2013095721 of the Official Public Records of Williamson County, Texas, same being on the southeast corner of a called 502.38 acre tract of land (Tract 1) conveyed to Cobb Springs Ranch, Ltd., recorded in Document No. 9838600 of the Official Records of Williamson County, Texas, same being on a point in the westerly boundary line of said 1640.26 acre Lyda tract, for the **POINT OF BEGINNING** hereof;

THENCE, with the westerly boundary line of said 1640.26 acre Lyda tract and the easterly boundary line of said 502.38 acre Cobb Springs Ranch, Ltd. tract, the following five (5) courses and distances:

1. N 27°21'30" W for a distance of 1656.07 feet;
2. N 45°45'40" W for a distance of 1803.89 feet;
3. N 15°28'15" W for a distance of 647.16 feet;
4. N 15°26'32" W for a distance of 252.43 feet;
5. N 15°43'32" W for a distance of 231.96 feet;

THENCE, N 72°31'44" E through the interior of said 1640.26 acre Lyda tract for a distance of 140.07 feet to an angle point in the westerly boundary line the 180.162 acre



tract of land conveyed to Joe Bland Construction, L.P. as recorded in Document No. 2019037202 of the Official Public Records of Williamson County, Texas;

THENCE with the westerly boundary line of said 180.16-acre Bland tract the following six (6) courses and distances:

1. S 15°43'32" E for a distance of 236.57 feet;
2. S 15°26'32" E for a distance of 252.74 feet;
3. S 15°28'15" E for a distance of 429.83 feet;
4. S 30°45'29" E for a distance of 345.40 feet;
5. S 46°02'44" E for a distance of 1,599.05 feet;
6. S 28°49'02" E for a distance of 1,356.71 feet to the southwest corner of said 180.16-acre Bland tract of land, same being the northwest corner of the 60.465-acre tract of land conveyed to Joe Bland Construction, L.P. as recorded in Document No. 2019037203 of the Official Public Records of Williamson County, Texas;

THENCE with the westerly boundary line of said 60.465-acre Bland tract of land S 28°49'02" E for a distance of 552.63 feet to an angle point;

THENCE with the northerly boundary line of said 60.465-acre Bland tract of land the following four (4) courses and distances:

1. S 69°04'06" W for a distance of 1,541.10 feet;
2. S 34°09'20" W for a distance of 37.71 feet;
3. With a curve to the right having an arc length of 114.12 feet, a radius of 792.00 feet, and a chord of S 00°23'04" E 114.02 feet;
4. S 03°44'36" W for a distance of 50.75 feet to a point in the northerly right-of-way line of SH 195;

THENCE with the said northerly right-of-way line of SH 195 the following six (6) courses and distances:

1. N 85°19'56" W for a distance of 97.64 feet;
2. N 85°17'16" W for a distance of 305.64 feet;
3. N 80°07'09" W for a distance of 166.03 feet;

4. N 83°38'54" W for a distance of 97.44 feet;
5. S 85°10'15" W for a distance of 55.35 feet;
6. S 85°32'36" W for a distance of 44.27 feet to the most southwesterly corner hereof, same being on a point in the southerly boundary line of the remnant portion of the 14.60-acre tract of land conveyed to Cobb Springs Ranch, LTD. as recorded in Document No. 2006011193 of the Official Public Records of Williamson County, Texas;

THENCE in part with the southerly boundary line of said remnant portion of the 14.60-acre Cobb Springs Ranch, LTD., and in part with the southerly boundary line of the said 502.38-acre Cobb Springs Ranch, LTD. tract of land, the following five (5) courses and distances:

1. N 74°06'25" E for a distance of 143.69 feet;
2. N 69°04'06" E for a distance of 1,285.00 feet;
3. N 66°57'32" E for a distance of 52.89 feet;
4. N 66°00'44" E for a distance of 295.27 feet;
5. N 63°40'59" E for a distance of 330.51 feet to the POINT OF BEGINNING hereof and containing 24.636 acres of land more or less

Bearing Basis: NAD-83, Texas Central Zone (4203), State Plane Coordinate System.

**Tract 2:**

FOR A 7.675 ACRE TRACT OF LAND, OUT OF THE J.A.F. GRAVES SURVEY, ABSTRACT NO. 244, AND THE PLEASANT BULL HEIRS SURVEY, ABSTRACT NO. 70, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 1640.26 ACRE TRACT OF LAND (TRACT I) CONVEYED TO LYDA HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2016058616 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1640.26 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN DOCUMENT NO. 9605280 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 7.675-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at the north corner of a called 1.25 acre tract of land conveyed to Lyda Holdings, LLC, recorded in said Document No. 2016058616, said

1.25 acre tract of land being more fully described by metes and bounds in Document No. 2013095721 of the Official Public Records of Williamson County, Texas, same being on the southeast corner of a called 502.38 acre tract of land (Tract 1) conveyed to Cobb Springs Ranch, Ltd., recorded in Document No. 9838600 of the Official Records of Williamson County, Texas, same being on a point in the westerly boundary line of said 1640.26 acre Lyda tract;

THENCE, with the westerly boundary line of said 1640.26 acre Lyda tract and the easterly boundary line of said 502.38 acre Cobb Springs Ranch, Ltd. tract, the following five (5) courses and distances:

6. N 27°21'30" W for a distance of 1656.07 feet;
7. N 45°45'40" W for a distance of 1803.89 feet;
8. N 15°28'15" W for a distance of 647.16 feet;
9. N 15°26'32" W for a distance of 252.43 feet;
10. N 15°43'32" W for a distance of 231.96 feet to the POINT OF BEGINNING hereof;

THENCE with the westerly boundary line of said Lyda 1640.26-acre tract of land, same being with the easterly boundary line of said 502.38-acre Cobb Springs Ranch, LTD tract of land, the following seventeen (17) courses and distances:

1. N 57°05'47" W for a distance of, 483.58 feet;
2. N 49°48'37" W for a distance of, 419.28 feet;
3. N 44°43'36" W for a distance of 164.33 feet;
4. N 27°38'38" W for a distance of 178.92 feet;
5. N 24°12'21" W, for a distance of 73.34 feet;
6. N 13°53'55" W for a distance of 275.51 feet;
7. N 17°50'44" W for a distance of 106.49 feet;
8. N 24°43'14" W for a distance of 79.40 feet;
9. N 36°03'36" W for a distance of 368.38 feet;
10. N 83°38'34" W for a distance of 338.66 feet;

11. N 89°51'04" W for a distance of 177.72 feet;
12. S 87°29'47" W for a distance of 141.00 feet;
13. S 85°18'16" W, for a distance of 322.03 feet;
14. N 88°47'44" W for a distance of 60.46 feet;
15. N 86°08'59" W for a distance of 173.54 feet;
16. S 87°14'59" W for a distance of 139.20 feet;
17. N 81°53'15" W for a distance of 115.39 feet, to the northwest corner of said 502.38 acre tract, same being on a point in the east boundary line of a 14.981 acre tract of land conveyed to Thomas J. Fuller, recorded in Document No. 2018083551, Official Public Records of Williamson County, Texas;

THENCE, with the said westerly boundary line of said 1640.26 acre Lyda tract, the following six (6) courses and distances:

1. N 23°26'46" W for a distance of 556.47 feet;
2. N 23°21'23" W for a distance of 499.42 feet;
3. N 22°51'18" W for a distance of 415.32 feet;
4. N 22°19'24" W for a distance of 323.46 feet;
5. N 22°29'33" W for a distance of 88.39 feet;
6. N 22°03'09" W for a distance of 74.79 feet to the northwest corner hereof;

THENCE, through the interior of said 1640.26 acre Lyda tract the following twenty-six (26) courses and distances:

5. N 76°46'20" E for a distance of 60.72 feet;
6. S 22°03'09" E for a distance of 65.24 feet;
7. S 22°29'33" E for a distance of 88.24 feet;
8. S 22°19'24" E for a distance of 323.27 feet;
9. S 22°51'18" E for a distance of 414.78 feet;
10. S 23°21'23" E for a distance of 499.11 feet;

11. S 23°26'46" E for a distance of 522.86 feet;
12. S 81°53'15" E for a distance of 76.12 feet;
13. N 87°14'59" E for a distance of 136.95 feet;
14. S 86°08'59" E for a distance of 175.61 feet;
15. S 88°47'44" E for a distance of 55.98 feet;
16. N 85°18'16" E for a distance of 320.08 feet;
17. N 87°29'47" E for a distance of 143.53 feet;
18. S 89°51'04" E for a distance of 182.36 feet;
19. S 83°38'34" E for a distance of 368.36 feet;
20. S 36°03'36" E for a distance of 400.79 feet;
21. S 24°43'14" E for a distance of 88.96 feet;
22. S 17°50'44" E for a distance of 112.16 feet;
23. S 13°53'55" E for a distance of 272.16 feet;
24. S 24°12'21" E for a distance of 66.13 feet;
25. S 27°38'38" E for a distance of 168.11 feet;
26. S 44°43'36" E for a distance of 152.65 feet;
27. S 49°48'37" E for a distance of 412.80 feet;
28. S 57°05'47" E for a distance of 502.42 feet;
29. S 15°43'32" E for a distance of 20.83 feet;
30. S 72°31'44" W for a distance of 60.03 feet to the POINT OF BEGINNING hereof  
and containing 7.675 acres of land more or less

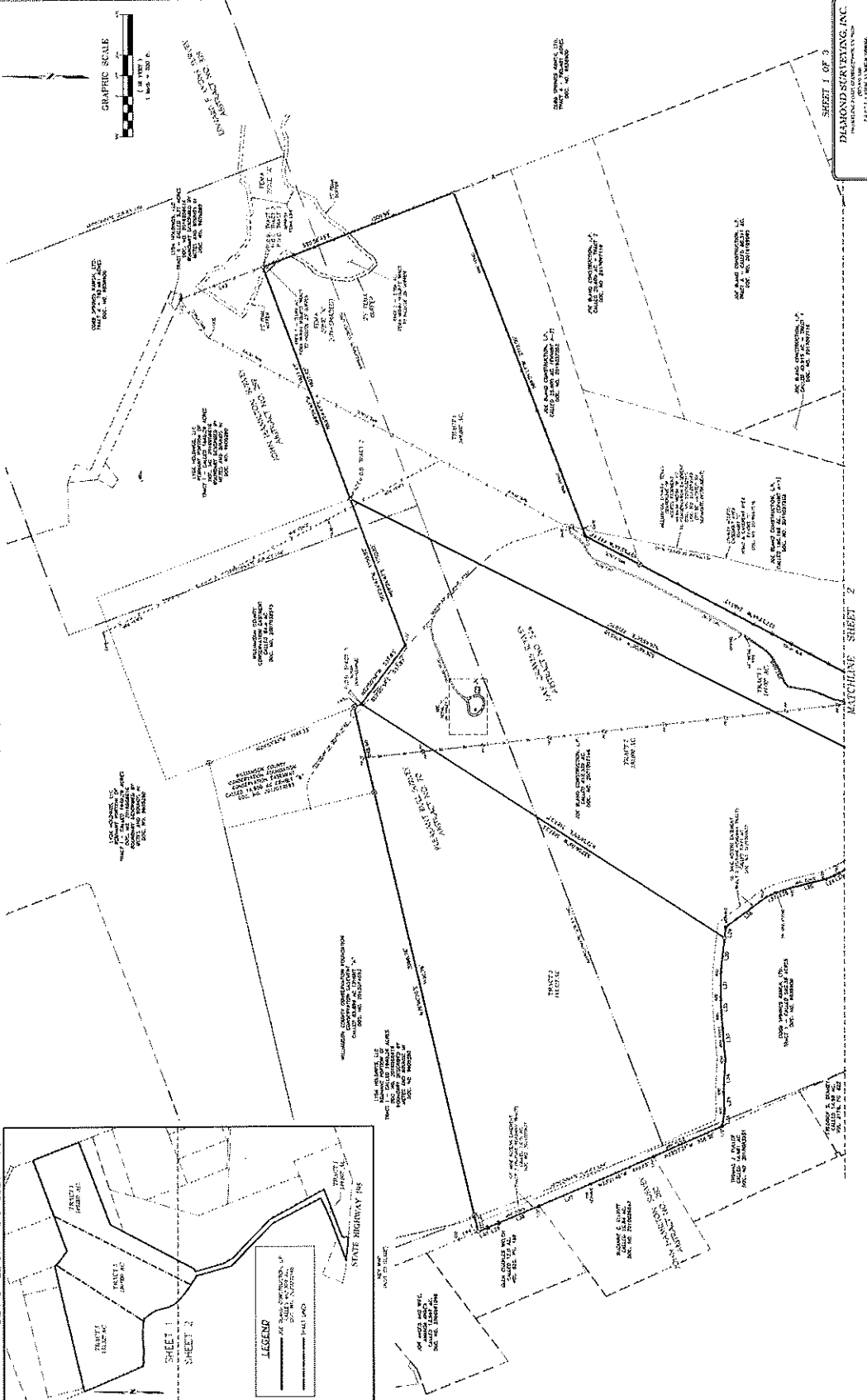
Bearing Basis: NAD-83, Texas Central Zone (4203), State Plane Coordinate System.

**Exhibit “D”**

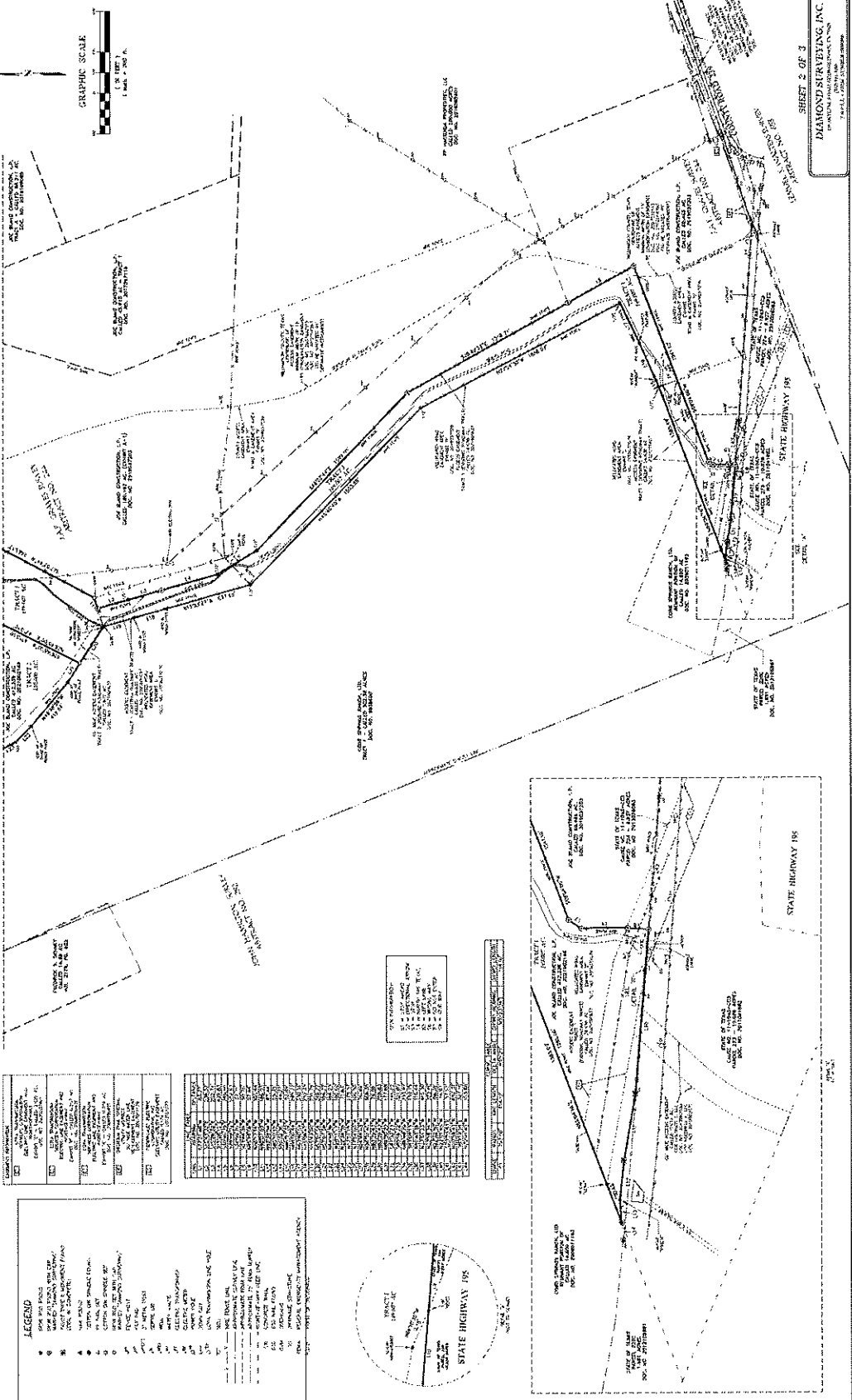
Depiction of Modified Easement Area

Attached.



[illegible]

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR THREE (3) TRACTS OF LAND SITUATED IN THE J.A.F. GRAVES SURVEY, ABSTRACT NO. 244, THE PLEASANT BULL SURVEY, ABSTRACT NO. 70, THE JOHN HAMILTON SURVEY, ABSTRACT NO. 282, AND THE JOHN HAMILTON SURVEY, ABSTRACT NO. 289 IN WILLIAMSON COUNTY, TEXAS, (TRACT 1) BEING 149.007 ACRES, (TRACT 2) BEING 130.000 ACRES AND (TRACT 3) BEING 133.327 ACRES, SAID TRACTS OF LAND BEING ALL OF THE CALLED 412.339 ACRE TRACT OF LAND CONVEYED TO JOE BLAND CONSTRUCTION, L.P., RECORDED IN DOCUMENT NO. 2021002146 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

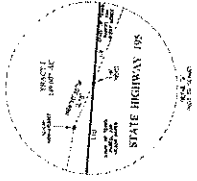


**LEGEND**

- 1. 1/4 SECTION
- 2. 1/2 SECTION
- 3. 3/4 SECTION
- 4. SECTION
- 5. 1/4 SECTION
- 6. 1/2 SECTION
- 7. 3/4 SECTION
- 8. SECTION
- 9. 1/4 SECTION
- 10. 1/2 SECTION
- 11. 3/4 SECTION
- 12. SECTION
- 13. 1/4 SECTION
- 14. 1/2 SECTION
- 15. 3/4 SECTION
- 16. SECTION
- 17. 1/4 SECTION
- 18. 1/2 SECTION
- 19. 3/4 SECTION
- 20. SECTION
- 21. 1/4 SECTION
- 22. 1/2 SECTION
- 23. 3/4 SECTION
- 24. SECTION
- 25. 1/4 SECTION
- 26. 1/2 SECTION
- 27. 3/4 SECTION
- 28. SECTION
- 29. 1/4 SECTION
- 30. 1/2 SECTION
- 31. 3/4 SECTION
- 32. SECTION
- 33. 1/4 SECTION
- 34. 1/2 SECTION
- 35. 3/4 SECTION
- 36. SECTION
- 37. 1/4 SECTION
- 38. 1/2 SECTION
- 39. 3/4 SECTION
- 40. SECTION
- 41. 1/4 SECTION
- 42. 1/2 SECTION
- 43. 3/4 SECTION
- 44. SECTION
- 45. 1/4 SECTION
- 46. 1/2 SECTION
- 47. 3/4 SECTION
- 48. SECTION
- 49. 1/4 SECTION
- 50. 1/2 SECTION
- 51. 3/4 SECTION
- 52. SECTION
- 53. 1/4 SECTION
- 54. 1/2 SECTION
- 55. 3/4 SECTION
- 56. SECTION
- 57. 1/4 SECTION
- 58. 1/2 SECTION
- 59. 3/4 SECTION
- 60. SECTION
- 61. 1/4 SECTION
- 62. 1/2 SECTION
- 63. 3/4 SECTION
- 64. SECTION
- 65. 1/4 SECTION
- 66. 1/2 SECTION
- 67. 3/4 SECTION
- 68. SECTION
- 69. 1/4 SECTION
- 70. 1/2 SECTION
- 71. 3/4 SECTION
- 72. SECTION
- 73. 1/4 SECTION
- 74. 1/2 SECTION
- 75. 3/4 SECTION
- 76. SECTION
- 77. 1/4 SECTION
- 78. 1/2 SECTION
- 79. 3/4 SECTION
- 80. SECTION
- 81. 1/4 SECTION
- 82. 1/2 SECTION
- 83. 3/4 SECTION
- 84. SECTION
- 85. 1/4 SECTION
- 86. 1/2 SECTION
- 87. 3/4 SECTION
- 88. SECTION
- 89. 1/4 SECTION
- 90. 1/2 SECTION
- 91. 3/4 SECTION
- 92. SECTION
- 93. 1/4 SECTION
- 94. 1/2 SECTION
- 95. 3/4 SECTION
- 96. SECTION
- 97. 1/4 SECTION
- 98. 1/2 SECTION
- 99. 3/4 SECTION
- 100. SECTION

TRACT	ACRES	OWNER	SURVEY DATE
1	149.007	JOE BLAND CONSTRUCTION, L.P.	2021
2	130.000	JOE BLAND CONSTRUCTION, L.P.	2021
3	133.327	JOE BLAND CONSTRUCTION, L.P.	2021

TRACT	ACRES	OWNER	SURVEY DATE
1	149.007	JOE BLAND CONSTRUCTION, L.P.	2021
2	130.000	JOE BLAND CONSTRUCTION, L.P.	2021
3	133.327	JOE BLAND CONSTRUCTION, L.P.	2021



**SHEET 2 OF 3**  
**Diamond Surveying, Inc.**  
 17411 E. 17th Street, Suite 100  
 Irving, Texas 75039  
 Phone: (972) 251-1111  
 Fax: (972) 251-1112  
 Email: info@diamondsurveying.com  
 Website: www.diamondsurveying.com