

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

**RESOLUTION**

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 60.628 acres (Parcel 46), 6.386 acres (Parcel 46 DE) for a drainage easement and 0.466 acres (Parcel 46TCE) needed as a temporary construction easement described by metes and bounds in Exhibits "A-C" owned by **3349 BUSINESS HOLDINGS, LLC** for the purpose of constructing, reconstructing, maintaining, and operating the Southeast Loop Segment 2 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

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

the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

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

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

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

Adopted this Nov 15, 2022.

*Valerie Covey*

\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT "A"

County: Williamson  
Parcel No.: 46  
Tax ID: R442484 & R624084  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 1 of 11  
September 28, 2022

**PROPERTY DESCRIPTION FOR PARCEL 46**

DESCRIPTION OF A 60.628 ACRE (2,640,956 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS, AND IN THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, WILLIAMSON COUNTY, TEXAS, AND ALSO IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 202207155 O.P.R.W.C.TX., ALSO A PORTION OF 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 60.628 ACRE (2,640,956 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the common line of said 92.278 acre tract and remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

**THENCE** S 82°11'49" E, with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 480.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,167,248.41, E=3,192,173.47) set 230.00 feet left of Southeast Loop E.C.S 411+06.48 on the proposed north right-of-way line of Southeast Loop, for the most northerly northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 82°11'49" E, departing the proposed north right-of-way line of said Southeast Loop, continuing with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 419.02 feet to a 1/2-inch iron rod with a plastic cap found on the existing west right-of-way line of F.M. 3349, a variable width right-of-way, described to the State of Texas in Volume 669, Page 359, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and as depicted in TXDOT strip map CSJ No. 3486-001-03 dated July 1977, for the southeast corner of said remainder of a called 64.814 acre tract, same being the northeast corner of said 92.278 acre tract and of the parcel described herein;

2) **THENCE** S 07°26'33" W, departing the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, with the existing west right-of-way line of said F.M. 3349, a distance of 782.20 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 429.74 feet right of Southeast Loop E.C.S 405+19.23 on the proposed south right-of-way line of said Southeast Loop, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the right;

**THENCE** departing the existing west right-of-way line of said F.M. 3349, with the proposed south right-of-way line of said Southeast Loop, over and across said 92.278 acre tract, the following five (5) courses and distances numbered 3-7:

- 3) With said curve to the right, an arc distance of 129.81 feet, through a delta 03°29'29", having a radius of 2,130.26 feet, and a chord that bears N 76°08'10" W, a distance of 129.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 305.37 feet right of Southeast Loop E.C.S 404+84.53,

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September 28, 2022

- 4) S 68°17'38" W, a distance of 119.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 403+94.25, said point being a beginning of a curve to the right,
- 5) With said curve to the right, an arc distance of 424.29 feet, through a delta 04°23'36", having a radius of 5,533.50 feet, and a chord that bears S 33°50'00" W, a distance of 424.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 399+87.87,
- 6) S 38°04'07" W, a distance of 201.17 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 397+95.14, said point being the beginning of a curve to the right, and
- 7) With said curve to the right, an arc distance of 1,038.80 feet, through a delta 10°45'46", having a radius of 5,530.00 feet, and a chord that bears S 43°29'42" W, a distance of 1,037.27 to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 right of Southeast Loop E.C.S. 387+99.55 on the common line of said 92.278 acre tract and of a remainder of a called 72.25 acre tract of land, described in a deed to Herbert Wayne Raesz and wife, Karen D. Raesz, recorded in Volume 749, Page 932, D.R.W.C.TX.;
- 8) **THENCE** N 82°29'42" W, departing the proposed south right-of-way line of said Southeast Loop, with a common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, a distance of 95.71 feet to a 1/2 inch iron rod on the east line of said 70.731 acre tract, for the northwest corner of said remainder of a called 72.25 acre tract;
- 9) **THENCE** S 07°24'47" W, departing the common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, with the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, a distance of 105.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 386+62.99 on the proposed south right-of-way line of said Southeast Loop, for the beginning of a Control of Access (C.O.A.), same being the southeast corner of said 70.731 acre tract, also being the northeast corner of a called 69.333 acre tract of land, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., said point being the beginning of a curve to the right;
- THENCE** departing the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, with the proposed south right-of-way line of said Southeast Loop, over and across said 70.731 acre tract, the following five (5) courses and distances numbered 10-13:
  - 10) With said curve to the right, passing at an arc distance of 423.92 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 382+56.70, for the end of a C.O.A., passing at an arc distance of 1,221.70 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 374+92.10, for the beginning of a C.O.A., passing at an arc distance of 2,160.38 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 365+92.46, for the end of a C.O.A., and continuing for a total arc distance of 2,521.09 feet, through a delta 26°07'15", having a radius of 5,530.00 feet, and a chord that bears S 63°24'47" W, a distance of 2,499.32 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 362+46.75,

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County: Williamson  
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September 28, 2022

- 11) S 76°28'25" W, a distance of 642.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 356+03.87,
- 12) S 07°48'09" W a distance of 32.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 355+92.16, and
- 13) S 76°28'25" W, a distance of 106.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 354+85.34 on the east line of a called 63.6 acre tract of land, described in a deed to Mark S. Krueger, recorded in Volume 2551, Page 599, Official Records of Williamson County, Texas (O.R.W.C.TX.), for the northwest corner of said called 69.333 acre tract, same being the southwest corner of said 70.731 acre tract and the southwest corner of the parcel described herein;

14) **THENCE** N 07°47'00" E, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said 63.6 acre tract and said remainder of a called 70.731 acre tract, a distance of 724.10 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 414.59 feet left of Southeast Loop E.C.S. 357+48.49 on the proposed north right-of-way line of said Southeast Loop, for the most westerly northwest corner of the parcel described herein;

**THENCE** departing the common line of said 63.6 acre tract and said remainder of a called 70.731 acre tract, with the north proposed right-of-way line of said Southeast Loop, over and across said 70.731 acre tract, the following four (4) courses and distances numbered 15-18:

- 15) S 82°11'51" E, distance of 97.74 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 379.04 feet left of Southeast Loop E.C.S. 358+39.54,
- 16) S 07°48'09" W, a distance of 160.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 357+81.34,
- 17) N 76°28'25" E, a distance of 465.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 362+46.75, said point being the beginning of a curve to the left, and

**THIS SPACE INTENTIONALLY LEFT BLANK**

EXHIBIT "A"

County: Williamson  
Parcel No.: 46  
Tax ID: R442484 & R624084  
Highway: Southeast Loop  
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September 28, 2022

- 18) With said curve to the left, passing at an arc distance of 379.82 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 366+43.80, for the beginning of a C.O.A., passing at an arc distance of 931.01 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 371+35.13, for the end of a C.O.A., passing at an arc distance of 1,849.49 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 380+95.28, for the beginning of a C.O.A., passing at an arc distance of 2,652.17 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 389+34.37, for the end of a C.O.A., and continuing for a total arc distance of 4,648.84, through a delta of 52°32'10", having a radius of 5,070.00 feet, and a chord that bears N 50°12'19" E, a distance of 4,487.68 to the **POINT OF BEGINNING**, and containing 60.628 acres (2,640,956 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

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

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



*Scott C. Brashear*           9/28/2022  
\_\_\_\_\_  
Scott C. Brashear           Date  
Registered Professional Land Surveyor  
No. 6660 – State of Texas

MATCH SHEET 6 OUT OF 11

EXHIBIT "A"

P.O.C.  
409+52.81  
690.05' LT

LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L1       | S68°17'38"W | 119.01'  |

CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD   | CHORD BEARING |
|-----|-------------|-----------|-----------|---------|---------------|
| C1  | 03°29'29"RT | 2,130.26' | 129.81'   | 129.79' | N76°08'10"W   |
| C2  | 04°23'36"RT | 5,533.50' | 424.29'   | 424.18' | S33°50'00"W   |
| C5  | 52°32'10"LT | 5,070.00' | 4,648.84' | 487.68' | N50°12'19"E   |

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 398+76.46  
N = 10,165,001.47  
E = 3,192,308.20  
Δ = 68°48'38" (LT)  
D = 01°04'52"  
L = 6,365.15'  
T = 3,629.70'  
R = 5,300.00'  
PC STA 362+46.75  
PT STA 426+11.90

CITY OF HUTTO  
CALLED 10,000 AC.  
DOC. NO. 2017098333  
O.P.R.W.C.TX.  
FM 3349 HOLDINGS, LLC  
REMAINDER OF A  
CALLED 64,814 AC.  
DOC. NO. 2006048396  
O.P.R.W.C.TX.

P.O.B.  
N=10,167,248.41  
E=3,192,173.47  
411+06.48  
230.00' LT

C5  
DRAINAGE EASEMENT  
2,077.85'  
PROPOSED ROW

46 (60.628 AC.)

J. KUYKENDALL NO. 378  
SECTION NO. 8, ABSTRACT

3349 BUSINESS HOLDINGS, LLC  
TRACT 2  
CALLED 92.278 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O.P.R.W.C.TX.

SOUTHEAST LOOP  
ENGINEER'S CENTERLINE

403+94.25  
233.50' RT

L2

PROPOSED ROW  
C2

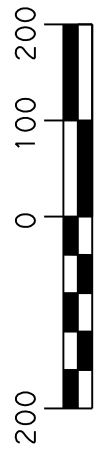
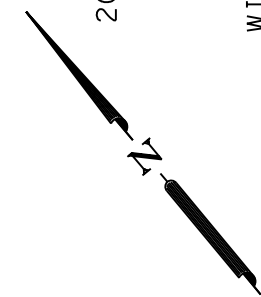
399+87.87  
233.50' RT

404+84.53  
305.37' RT

(S08°55'46"W)

F.M. 3349

(VARIABLE WIDTH R.O.W.)  
CSJ 3486-001-03  
JULY 1977



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

| EXISTING | 163.009 AC. | ACQUIRE | 60.628 AC. | REMAINING | 81.865 AC. | LEFT |
|----------|-------------|---------|------------|-----------|------------|------|
|          |             |         |            |           |            |      |

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



RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
PARCEL 46  
60.628 AC. (2,640,956 SQ. FT.)

EXHIBIT "A"

R.S. NEIGHBORS NO. 483

SURVEY NO. 27, ABSTRACT NO. 483  
MORRIS WAYNE KRUEGER  
AND MICHAEL RAY KRUEGER  
CALLED 150.69 AC.  
VOL. 1066, PG. 457  
O.P.R.W.C. TX.

3349 BUSINESS  
HOLDINGS, LLC  
TRACT 1

CALLED 70.731 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O.P.R.W.C. TX.

CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 398+76.46  
N = 10,165,001.47  
E = 3,192,308.20  
Δ = 68°48'38" (LT)  
D = 01°04'52"  
L = 6,365.15'  
T = 3,829.70'  
R = 5,300.00'  
PC STA 362+46.75  
PT STA 426+11.90

LINE TABLE

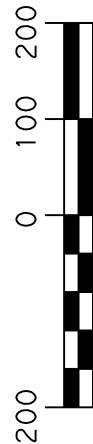
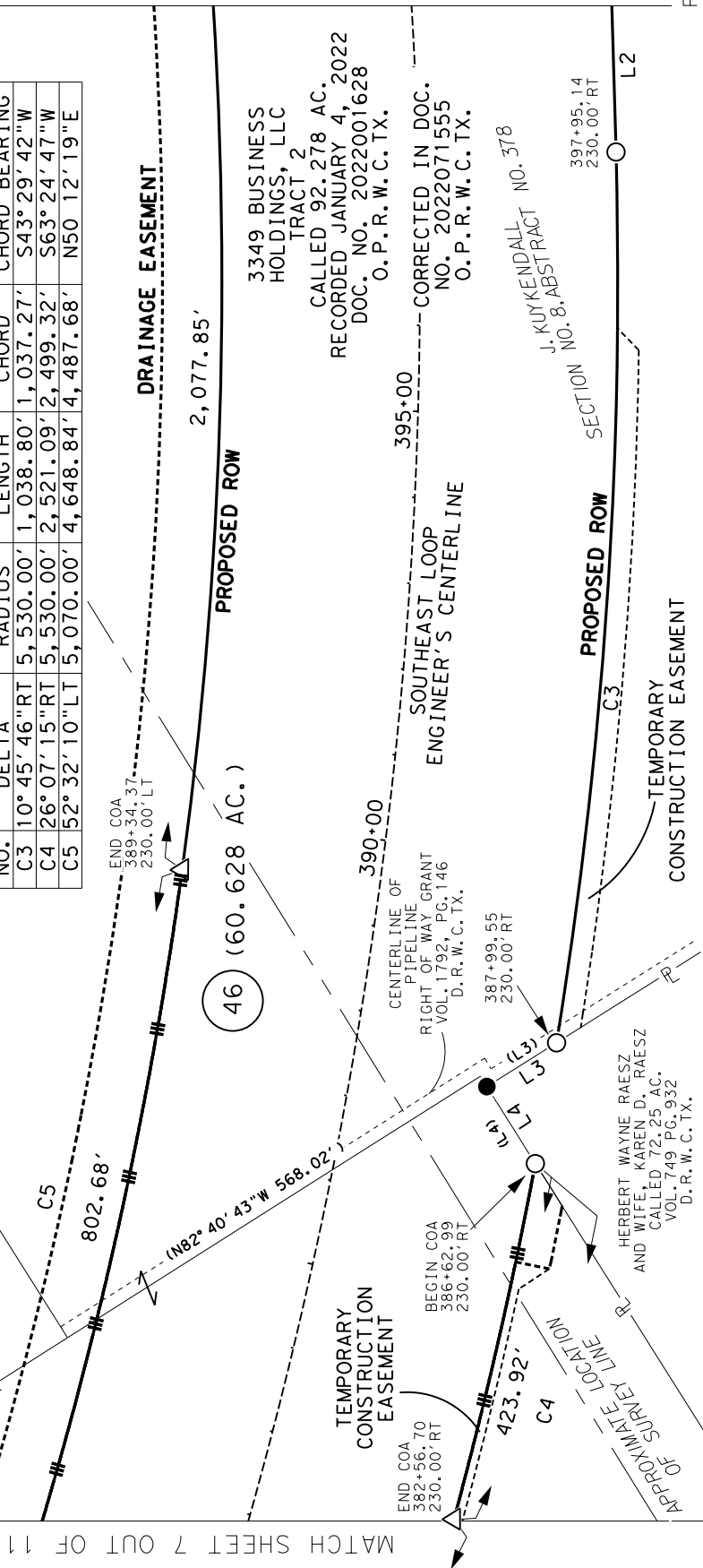
| LINE NO. | BEARING       | DISTANCE    |
|----------|---------------|-------------|
| L2       | S38°04'07"W   | 201.17'     |
| L3       | N82°29'42"W   | 95.71'      |
| (L3)     | (N82°40'43"W) | (1,230.12') |
| L4       | S07°24'47"W   | 105.70'     |
| (L4)     | (S07°28'39"W) | (105.85')   |

CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD     | CHORD BEARING |
|-----|-------------|-----------|-----------|-----------|---------------|
| C3  | 10°45'46"RT | 5,530.00' | 1,038.80' | 1,037.27' | S43°29'42"W   |
| C4  | 26°07'15"RT | 5,530.00' | 2,521.09' | 2,499.32' | S63°24'47"W   |
| C5  | 52°32'10"LT | 5,070.00' | 4,648.84' | 4,487.68' | N50 12'19"E   |

MATCH SHEET 7 OUT OF 11

MATCH SHEET 5 OUT OF 11



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



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

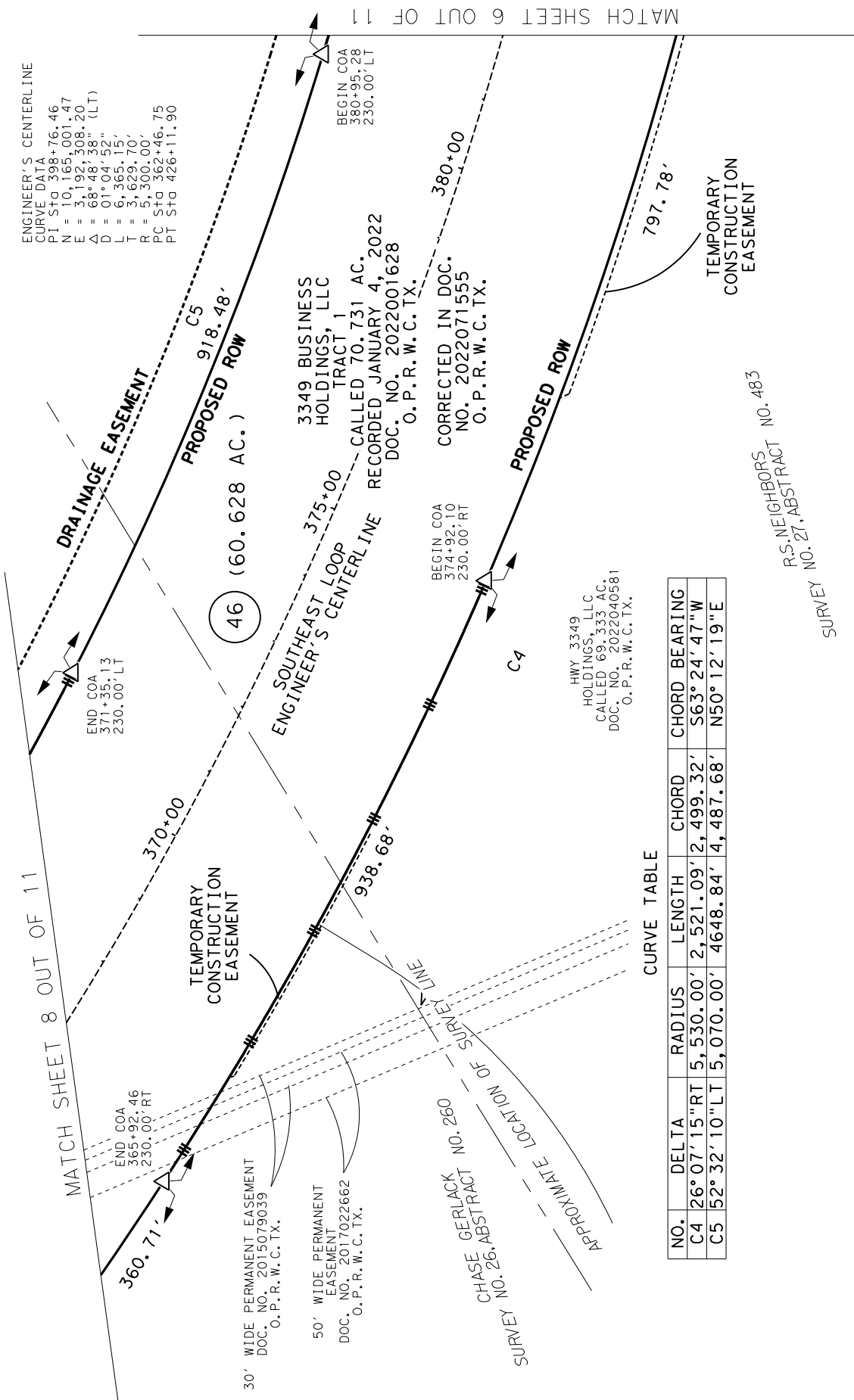
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
PARCEL 46  
60.628 AC. (2,640,956 SQ. FT.)

| EXISTING | 163.009 AC. | ACQUIRE | 60.628 AC. | REMAINING | 81.865 AC. | LEFT |
|----------|-------------|---------|------------|-----------|------------|------|
|          |             |         |            |           |            |      |

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05NP-46.2.dgn  
REF. FIELD NOTE NO. 49046  
PAGE 6 OF 11



EXHIBIT "A"



CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD     | CHORD BEARING |
|-----|-------------|-----------|-----------|-----------|---------------|
| C4  | 26°07'15"RT | 5,530.00' | 2,521.09' | 2,499.32' | S63°24'47"W   |
| C5  | 52°32'10"LT | 5,070.00' | 4,648.84' | 4,487.68' | N50°12'19"E   |

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05NP-46\_3.dgn  
PAGE 7 OF 11  
REF. FIELD NOTE NO. 49046

| EXISTING | 163.009 AC. | ACQUIRE | 60.628 AC. | REMAINING | 81.865 AC. | LEFT |
|----------|-------------|---------|------------|-----------|------------|------|
|          |             |         |            |           |            |      |



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SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
PARCEL 46  
60.628 AC. (2,640,956 SQ. FT.)

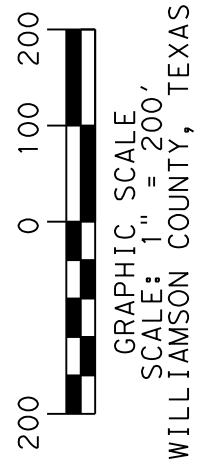
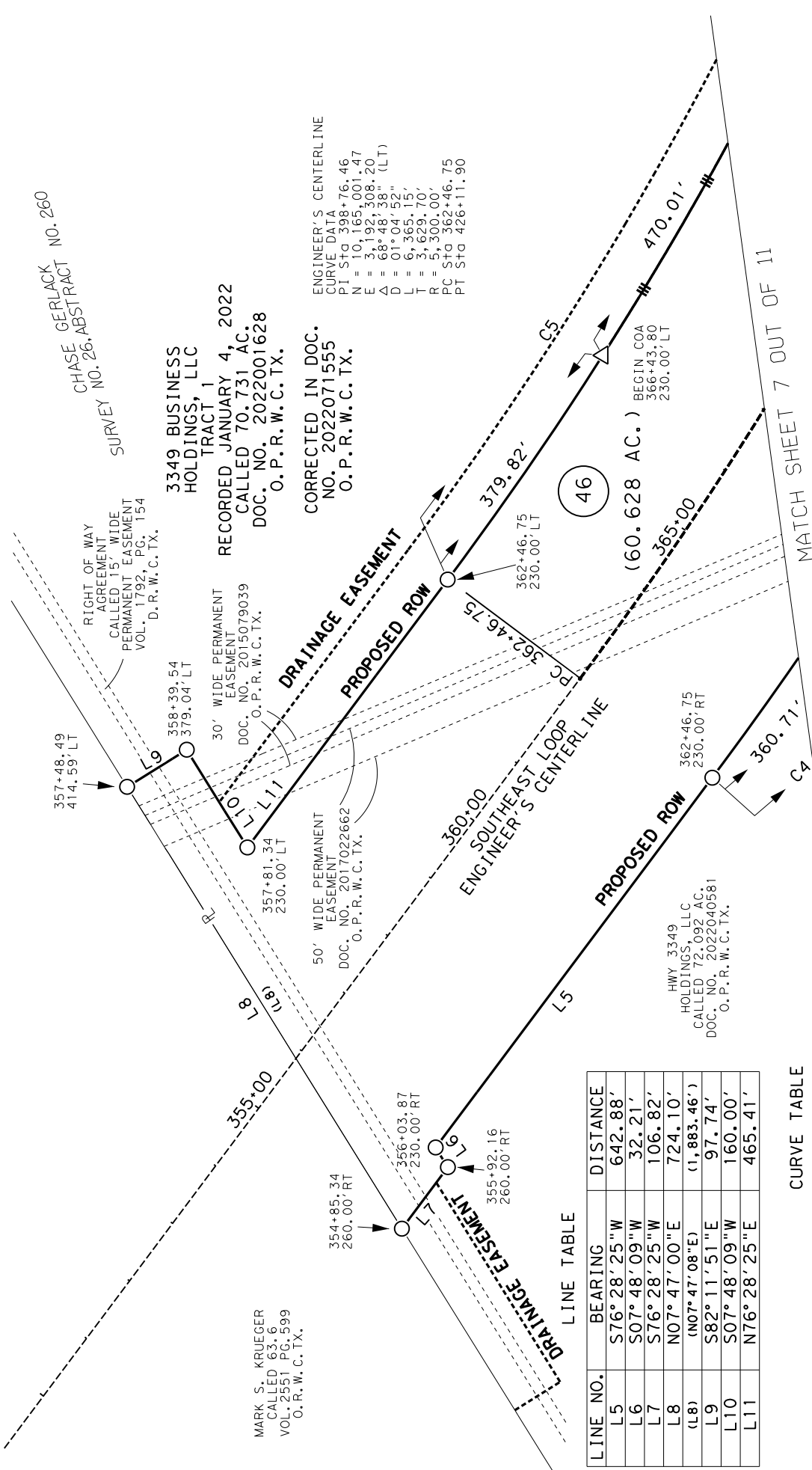


EXHIBIT "A"



LINE TABLE

| LINE NO. | BEARING       | DISTANCE    |
|----------|---------------|-------------|
| L5       | S76°28'25"W   | 642.88'     |
| L6       | S07°48'09"W   | 32.21'      |
| L7       | S76°28'25"W   | 106.82'     |
| L8       | N07°47'00"E   | 724.10'     |
| (L8)     | (N07°47'08"E) | (1,883.46') |
| L9       | S82°11'51"E   | 97.74'      |
| L10      | S07°48'09"W   | 160.00'     |
| L11      | N76°28'25"E   | 465.41'     |

CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD     | CHORD BEARING |
|-----|-------------|-----------|-----------|-----------|---------------|
| C4  | 26°07'15"RT | 5,530.00' | 2,521.09' | 2,499.32' | S63°24'47"W   |
| C5  | 52°32'10"LT | 5,070.00' | 4,648.84' | 4,487.68' | N50°12'19"E   |



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



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RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
PARCEL 46  
60.628 AC. (2,640,956 SQ. FT.)

| EXISTING | 163.009 AC. | ACQUIRE | 60.628 AC. | REMAINING | 81.865 AC. | LEFT |
|----------|-------------|---------|------------|-----------|------------|------|
|----------|-------------|---------|------------|-----------|------------|------|

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05NP-46\_4.dgn  
REF. FIELD NOTE NO. 49046  
PAGE 8 OF 11

CHASE GERLACK NO. 260  
SURVEY NO. 26, ABSTRACT

3349 BUSINESS HOLDINGS, LLC  
TRACT 1  
RECORDED JANUARY 4, 2022  
CALLED 70.731 AC.  
DOC. NO. 2022001628  
O.P.R.W.C. TX.

CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 398+76.46  
N = 10,165,001.47  
E = 3,192,308.20  
Δ = 68°48'38" (LT)  
D = 01°04'52"  
L = 6,365.15'  
T = 3,629.70'  
R = 5,300.00'  
PC STA 362+46.75  
PT STA 426+11.90

MARK S. KRUEGER  
CALLED 63.6  
VOL. 2551 PG. 599  
O.P.R.W.C. TX.

HWY 3349  
HOLDINGS, LLC  
CALLED 72.092 AC.  
DOC. NO. 2022040581  
O.P.R.W.C. TX.

RIGHT OF WAY  
AGREEMENT  
CALLED 15' WIDE  
PERMANENT EASEMENT  
VOL. 1792 PG. 154  
D.R.W.C. TX.

30' WIDE PERMANENT  
EASEMENT  
DOC. NO. 2015079039  
O.P.R.W.C. TX.

50' WIDE PERMANENT  
EASEMENT  
DOC. NO. 2017022662  
O.P.R.W.C. TX.

46

MATCH SHEET 7 OUT OF 11

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

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

1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTED AS SHOWN)

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exh\bits\46\PLAT\05NP-46\_2.dgn

PAGE 9 OF 11

REF. FIELD NOTE NO. 49046

| EXISTING                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 163.009 AC. | ACQUIRE | 60.628 AC. | REMAINING | 81.865 AC. | LEFT  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|------------|-----------|------------|-------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |         |            | REMAINING | 20.516 AC. | RIGHT |
| <div><div><div><div><div><div><b>SAM</b></div></div></div><div><div><div>4801 Southwest Parkway<br/>Building Two, Suite 100<br/>Austin, Texas 78735<br/>(512) 447-0575<br/>FAX: (512) 326-3029<br/>Texas Firm Registration No. 10064300</div></div></div></div><div><div>RIGHT-OF-WAY SKETCH<br/>SHOWING PROPERTY OF<br/>3349 BUSINESS HOLDINGS, LLC<br/>TAX ID: R442484, R624084, &amp; R447759<br/>PARCEL 46<br/>60.628 AC. (2,640,956 SQ. FT.)</div></div></div></div> |             |         |            |           |            |       |

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (AFFECTS AS SHOWN)

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

28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

29. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS, THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

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

The SAIKO logo is located in the bottom right corner of the page. It features the word "SAIKO" in a bold, sans-serif font, with a small "TM" trademark symbol to the upper right of the letter "O".

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

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
PARCEL 46  
60.628 AC. (2,640,956 SQ. FT.)

# LEGEND

# EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 80D NAIL FOUND
- MAGNAIL FOUND
- SPINDLE FOUND
- RAILROAD TIE
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

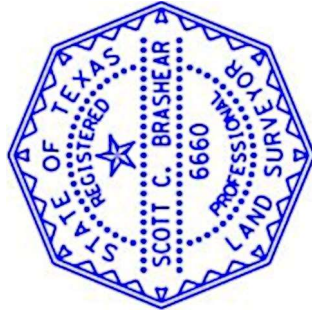
3349 BUSINESS  
HOLDINGS, LLC  
TRACT 1  
RECORDED JANUARY 4, 2022  
CALLED 70.731 AC.  
DOC. NO. 2022001628  
O.P.R.W.C.TX.  
CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C.TX.

3349 BUSINESS  
HOLDINGS, LLC  
TRACT 2  
CALLED 92.278 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O.P.R.W.C.TX.  
CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C.TX.

(60.628 AC.)

46 (60.628 AC.)

PARENT TRACT  
NOT TO SCALE



## NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM, LLC.

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

*Scott C. Brashear*

9/28/2022

DATE

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

PAGE 11 OF 11  
REF. FIELD NOTE NO. 49046  
FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05NP-46.2.dgn

|          |             |         |            |           |            |      |
|----------|-------------|---------|------------|-----------|------------|------|
| EXISTING | 163.009 AC. | ACQUIRE | 60.628 AC. | REMAINING | 81.865 AC. | LEFT |
|----------|-------------|---------|------------|-----------|------------|------|

|                                                                                                                                                                 |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| RIGHT-OF-WAY SKETCH<br>SHOWING PROPERTY OF<br>3349 BUSINESS HOLDINGS, LLC<br>TAX ID: R442484, R624084, & R447759<br>PARCEL 46<br>60.628 AC. (2,640,956 SQ. FT.) | 4801 Southwest Parkway<br>Building Two, Suite 100<br>Austin, Texas 78735<br>(512) 447-0575<br>Fax: (512) 326-3029<br>Texas Firm Registration No. 10064300 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

EXHIBIT "B"

County: Williamson  
Parcel No.: DE-46  
Tax ID: R442484, R357756, & R624084  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 1 of 10  
September 29, 2022

**PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 46**

DESCRIPTION OF A 6.386 ACRE (278,174 SQ. FT.) EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, AND IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., ALSO A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 6.386 ACRE (278,174 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the north line of said 92.278 acre tract, same being the south line of the remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

**THENCE** S 82°11'49" E, with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 480.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 411+06.48 on the proposed north right-of-way line of Southeast Loop, said point being the beginning of a curve to the right;

**THENCE** departing the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, with the proposed north right-of-way line of said Southeast Loop, and said curve to the right, over and across said 92.278 acre tract, an arc distance of 1,019.94 feet, through a delta 11°31'35", having a radius of 5,070.00 feet, and a chord that bears S 29°42'01" W, a distance of 1,018.22 feet to a calculated point (Surface Coordinates: N=10,166,363.95, E=3,191,668.98) 230.00 feet left of Southeast Loop E.C.S. 400+40.27, for the southeast corner and the **POINT OF BEGINNING** of the easement described herein, said point being the beginning of a curve to the right;

**THENCE**, continuing with the proposed north right-of-way line of said Southeast Loop, over and across said 92.278 acre tract and said 70.731 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) With said curve to the right, passing at an arc distance of 1,057.91 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 389+34.37, for the beginning of a Control of Access (C.O.A.), passing at an arc distance of 1,860.59 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 380+95.28, for the end of a C.O.A., passing at an arc distance of 2,779.07 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 371+35.13, for the beginning of a C.O.A., passing at an arc distance of 3,249.08 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 366+43.80 and continuing for a total arc distance of 3,628.90 feet, through a delta 41°00'36", having a radius of 5,070.00 feet, and a chord that bears S 55°58'07" W, a distance of 3,551.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 362+46.75,

EXHIBIT "A"

County: Williamson  
Parcel No.: DE-46  
Tax ID: R442484, R357756, & R624084  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 2 of 10  
September 29, 2022

- 2) S 76°28'25" W, a distance of 465.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 357+81.34, for the southwest corner of the easement described herein, and
- 3) N 07°48'09" E, a distance of 74.07 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 358+08.28, for the northwest corner of the easement described herein;

**THENCE** departing the proposed north right-of-way line of said Southeast Loop, over and across said remainder of a called 70.731 acre tract, the following two (2) courses and distances numbered 4-5:

- 4) N 76°28'25" E, a distance of 438.47 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 362+46.75, said point being the beginning of a curve to the left, and
- 5) With said curve to the left, an arc distance of 1,939.02 feet, through a delta 22°12'54", having a radius of 5,001.00 feet, and a chord that bears N 65°21'57" E, a distance of 1,926.90 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 383+01.70 on the common line of said 70.731 acre tract and a called 150.69 acre tract of land described in a deed to Morris Wayne Krueger and Michael Ray Krueger, recorded in Volume 1066, Page 457, Official Records Williamson County, Texas (O.R.W.C.TX.);

6) **THENCE** S 82°48'29" E, with the common line of said 150.69 acre tract and said 70.731 acre tract, a distance of 60.20 feet to a calculated point 257.81 feet left of Southeast Loop E.C.S. 383+48.03, for the southeast corner of said 150.69 acre tract, same being the southwest corner of said 92.278 acre tract;

7) **THENCE** N 07° 22'38" E, departing the common line of said called 150.69 acre tract and said 70.731 acre tract, with the common line of said 150.69 acre tract and said 92.278 acre tract, a distance of 57.12 feet to a calculated point 299.16 feet left of Southeast Loop E.C.S. 383+89.51, said point being the beginning of a curve to the left;

**THENCE** departing the common line of said 150.69 acre tract of land and said 92.278 acre tract, over and across said 92.278 acre tract, the following two (2) courses and distances numbered 8-9;

- 8) With said curve to the left, an arc distance of 1,557.37 feet, through a delta of 17°50'33", having a radius of 5,001.00 feet, and a chord that bears N 44°23'05" E, a distance of 1,551.09 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 400+40.27, for the northeast corner of the easement described herein, and

**THIS SPACE INTENTIONALLY LEFT BLANK**

## EXHIBIT "A"

County: Williamson  
Parcel No.: DE-46  
Tax ID: R442484, R357756, & R624084  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 3 of 10  
September 29, 2022

- 9) S 54°32'11" E, a distance of 69.00 feet to the **POINT OF BEGINNING**, and containing 6.386 acres (278,174 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

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

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

 9/29/22

---

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





EXHIBIT "A"

ENGINEER'S CENTERLINE  
CURVE DATA  
PT STA 398+76.46  
N = 10,165.001,47  
E = 3,192,368.20  
Δ = 68°48'38" (LT)  
D = 01°04'52"  
L = 6,365.15'  
T = 3,629.70'  
R = 5,300.00'  
PC STA 362+46.75  
PT STA 426+11.90

LINE TABLE

| LINE NO. | BEARING       | DISTANCE  |
|----------|---------------|-----------|
| L6       | S54°32'11"E   | 69.00'    |
| L7       | S82°11'49"E   | 480.93'   |
| (L7)     | (S82°11'14"E) | (899.97') |

CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD     | CHORD BEARING |
|-----|-------------|-----------|-----------|-----------|---------------|
| C1  | 11°31'35"RT | 5,070.00' | 1,019.94' | 1,018.22' | S29°42'01"W   |
| C2  | 41°00'36"RT | 5,070.00' | 3,628.90' | 3,551.93' | S55°58'07"W   |
| C4  | 17°50'33"LT | 5,001.00' | 1,557.37' | 1,551.09' | N44°23'05"E   |

400+40.27  
299.00' LT

C4  
DRAINAGE EASEMENT

C1  
PROPOSED ROW

P.O.B.  
N=10,166,363.95  
E=3,191,668.98  
400+40.27  
230.00' LT

J. KUYKENDALL  
NO. 8, ABSTRACT NO. 378

410+00

DE-46  
(6.386 AC.)

FM 3349 HOLDINGS, LLC  
REMAINDER OF A  
CALLED 64,814 AC.  
DOC. NO. 2006048396  
O.P.R.W.C.TX.

SECTION NO. 8, ABSTRACT NO. 378

405+00

SOUTHEAST LOOP  
ENGINEER'S CENTERLINE

3349 BUSINESS  
HOLDINGS, LLC  
TRACT 2  
CALLED 92.278 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O.P.R.W.C.TX.

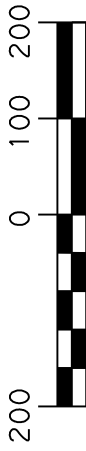
F.M. 3349  
(VARIABLE WIDTH R.O.W.)  
CSJ 3486-001-03  
JULY 1977

CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C.TX.

P.O.C.  
409+52.81  
690.05' LT

CITY OF HUTTO  
CALLED 10,000 AC.  
DOC. NO. 2017098333  
O.P.R.W.C.TX.

MATCH SHEET 5 OUT OF 10



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

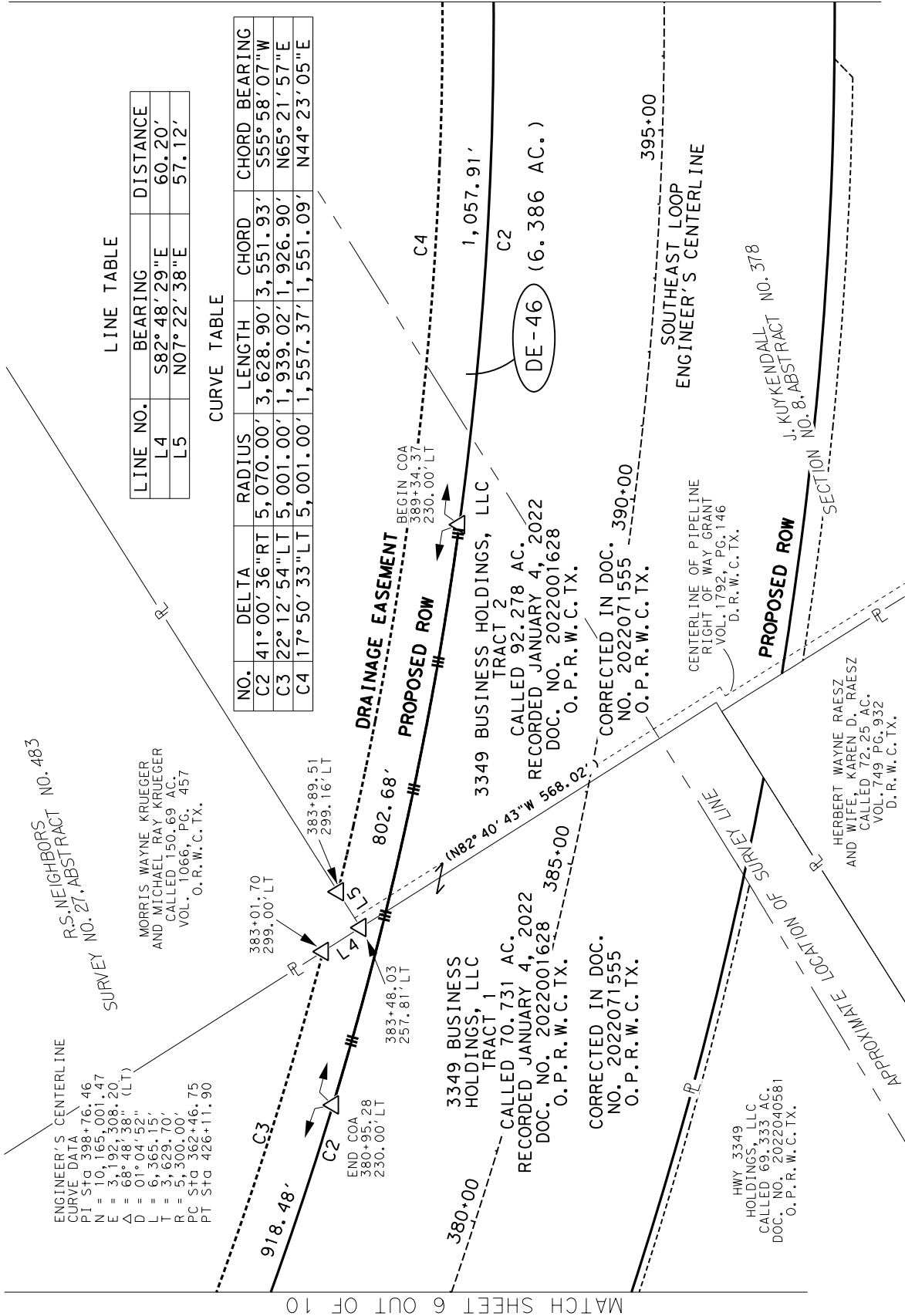


4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
FAX: (512) 326-3029  
Texas Firm Registration No. 10064300

| EXISTING | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING | 163.009 AC. |
|----------|-------------|---------|-----------|-----------|-------------|
|----------|-------------|---------|-----------|-----------|-------------|

DRAINAGE EASEMENT SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
DE-46  
6.386 AC. (278,174 SQ. FT.)

EXHIBIT "A"



LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L4       | S82°48'29"E | 60.20'   |
| L5       | N07°22'38"E | 57.12'   |

CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD     | CHORD BEARING |
|-----|-------------|-----------|-----------|-----------|---------------|
| C2  | 41°00'36"RT | 5,070.00' | 3,628.90' | 3,551.93' | S55°58'07"W   |
| C3  | 22°12'54"LT | 5,001.00' | 1,939.02' | 1,926.90' | N65°21'57"E   |
| C4  | 17°50'33"LT | 5,001.00' | 1,557.37' | 1,551.09' | N44°23'05"E   |

MATCH SHEET 4 OUT OF 10



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

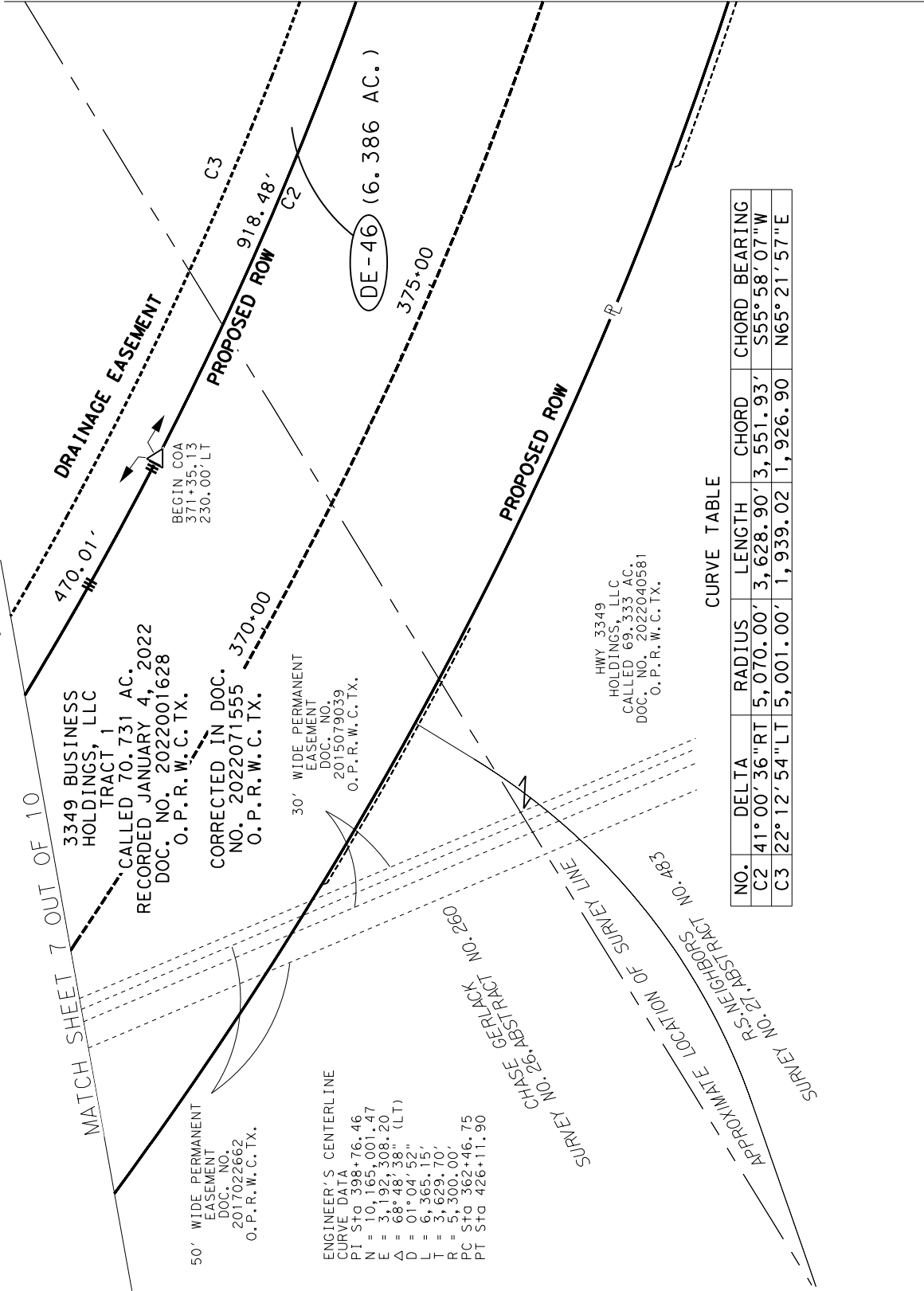


4801 Southwest Parkway  
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(512) 447-0575  
FAX: (512) 326-3029  
Texas Firm Registration No. 10064300

DRAINAGE EASEMENT SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
6.386 AC. (278,174 SQ. FT.)

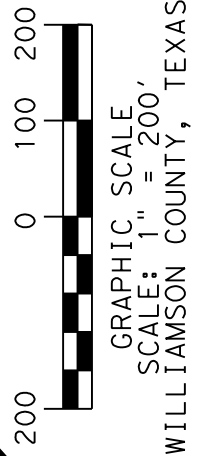
| EXISTING | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING | 163.009 AC. |
|----------|-------------|---------|-----------|-----------|-------------|
|----------|-------------|---------|-----------|-----------|-------------|

EXHIBIT "A"



CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD     | CHORD BEARING |
|-----|-------------|-----------|-----------|-----------|---------------|
| C2  | 41°00'36"RT | 5,070.00' | 3,628.90' | 3,551.93' | S55°58'07"W   |
| C3  | 22°12'54"LT | 5,001.00' | 1,939.02' | 1,926.90' | N65°21'57"E   |



FILE: \\somininc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46-DE\PLAT\02\DE-46-3.dgn  
REF. FIELD NOTE NO. 49083  
PAGE 6 OF 10

|                                                                                                                                                                             |             |         |           |           |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|-----------|-----------|------------------|
| EXISTING                                                                                                                                                                    | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING | 163.009 AC. LEFT |
| <b>SAM</b><br>DRAINAGE EASEMENT SKETCH<br>SHOWING PROPERTY OF<br>3349 BUSINESS HOLDINGS, LLC<br>TAX ID: R442484, R624084, & R447759<br>DE-46<br>6.386 AC. (278,174 SQ. FT.) |             |         |           |           |                  |

# EXHIBIT "A"

LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L1       | S76°28'25"W | 465.41'  |
| L2       | N07°48'09"E | 74.07'   |
| L3       | N76°28'25"E | 438.47'  |

CURVE TABLE

| NO. | DELTA       | RADIUS    | LENGTH    | CHORD     | CHORD BEARING |
|-----|-------------|-----------|-----------|-----------|---------------|
| C2  | 41°00'36"RT | 5,070.00' | 3,628.90' | 3,551.93' | S55°58'07"W   |
| C3  | 22°12'54"LT | 5,001.00' | 1,939.02' | 1,926.90' | N65°21'57"E   |

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 398+76.46  
N = 10,165,001.47  
E = 3,192,308.20  
A = 68°48'38" (LT)  
D = 01°04'52"  
L = 6,365.15'  
T = 3,823.70'  
R = 5,300.00'  
PC STA 362+46.75  
PT STA 426+11.90

3349 BUSINESS  
HOLDINGS, LLC  
TRACT 1  
RECORDED JANUARY 4, 2022  
CALLED 70.731 AC.  
DOC. NO. 2022001628  
O.P.R.W.C.TX.

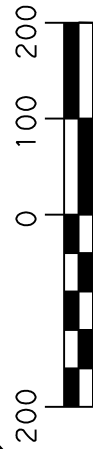
CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C.TX.

MARK S. KRUEGER  
CALLED 63.6  
VOL. 2551 PG. 599  
O.P.R.W.C.TX.

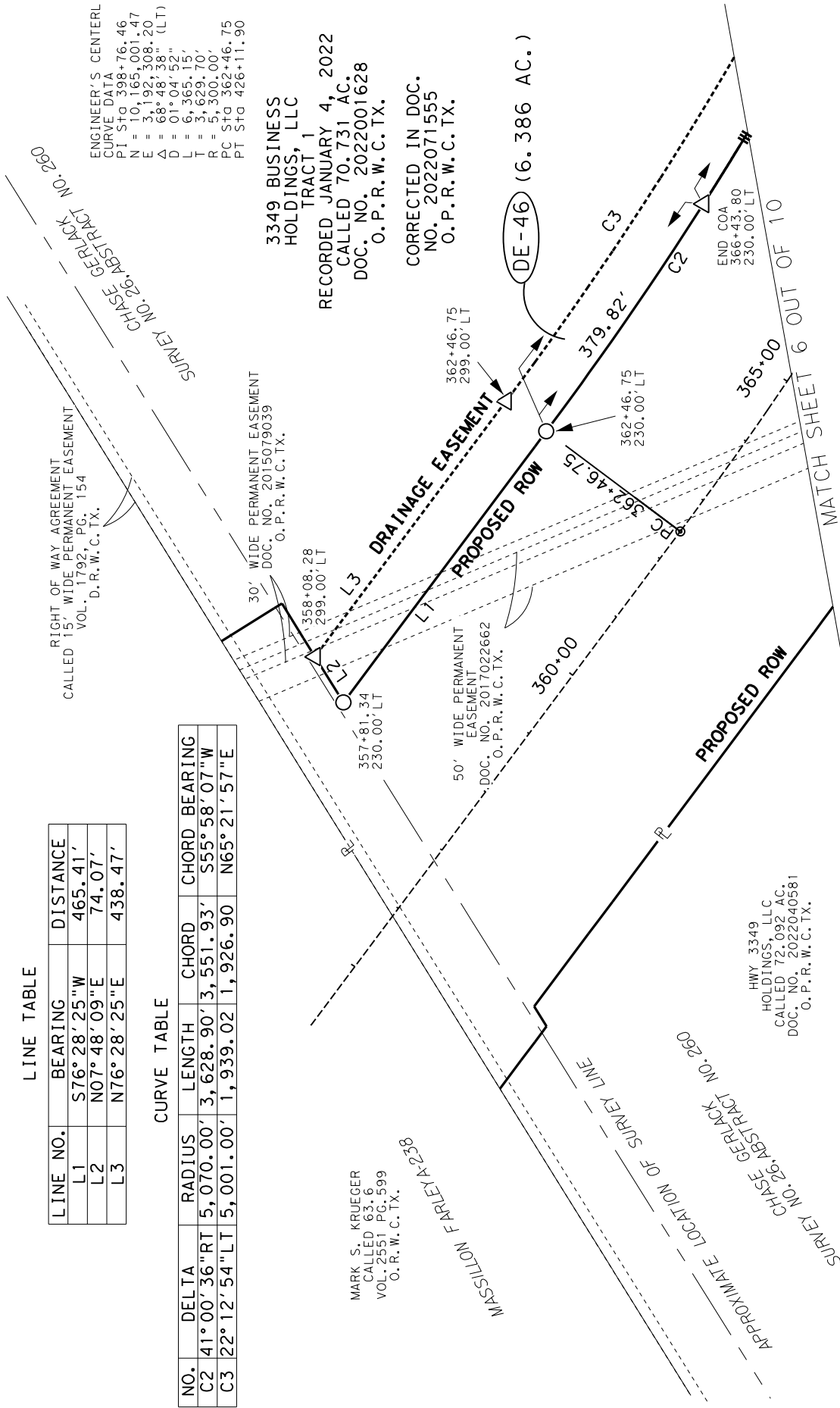
MASILTON FARLEY 238

HWY 3349  
HOLDINGS, LLC  
CALLED 72.092 AC.  
DOC. NO. 2022040581  
O.P.R.W.C.TX.

APPROXIMATE LOCATION OF SURVEY LINE  
CHASE GERLACK NO. 260  
SURVEY NO. 26, ABSTRACT NO. 260



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



|                                                                                                                                                                                                                                                                                                                                                                              |             |         |           |           |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|-----------|-----------|-------------|
| EXISTING                                                                                                                                                                                                                                                                                                                                                                     | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING | 163.009 AC. |
| <div> </div>                                                                                                                                                                                                                                                                                                                                                                 |             |         |           |           |             |
| <div> <div> 4801 Southwest Parkway<br/>Building Two, Suite 100<br/>Austin, Texas 78735<br/>(512) 447-0575<br/>FAX: (512) 326-3029<br/>Texas Firm Registration No. 10064300 </div> <div> DRAINAGE EASEMENT SKETCH<br/>SHOWING PROPERTY OF<br/>3349 BUSINESS HOLDINGS, LLC<br/>TAX ID: R442484, R624084, &amp; R447759<br/>DE-46<br/>6.386 AC. (278,174 SQ. FT.) </div> </div> |             |         |           |           |             |

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

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

1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exh\bits\46\_DEV\PLAT\02\DE-46-2.dgn

PAGE 8 OF 10  
REF. FIELD NOTE NO. 49083

|                                                                                                                                                           |             |         |                                                                                                                                                                                       |           |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
| EXISTING                                                                                                                                                  | 163.009 AC. | ACQUIRE | 0.000 AC.                                                                                                                                                                             | REMAINING | 163.009 AC. |
|                                                                       |             |         | DRAINAGE EASEMENT SKETCH<br>SHOWING PROPERTY OF<br>3349 BUSINESS HOLDINGS, LLC<br>Austin, Texas 78735<br>TAX ID: R442484, R624084, & R447759<br>DE -46<br>6.386 AC. (278,174 SQ. FT.) |           |             |
| 4801 Southwest Parkway<br>Building Two, Suite 100<br>Austin, Texas 78735<br>(512) 447-0575<br>FAX: (512) 326-3029<br>Texas Firm Registration No. 10064300 |             |         |                                                                                                                                                                                       |           |             |

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (SUBJECT TO IF APPLICABLE)
27. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)
29. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS, THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)
30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.
32. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

|                                                                                                                                                                                                                                                   |             |         |           |                                                                                                                                                               |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| EXISTING                                                                                                                                                                                                                                          | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING                                                                                                                                                     | 163.009 AC. |
| <br>4801 Southwest Parkway<br>Building Two, Suite 100<br>Austin, Texas 78735<br>(512) 447-0575<br>FAX: (512) 326-3029<br>Texas Firm Registration No. 10064300 |             |         |           | DRAINAGE EASEMENT SKETCH<br>SHOWING PROPERTY OF<br>3349 BUSINESS HOLDINGS, LLC<br>TAX ID: R442484, R624084, & R447759<br>DE-46<br>6.386 AC. (278,174 SQ. FT.) |             |

# LEGEND

# EXHIBIT "A"

5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"

1/2" IRON ROD FOUND UNLESS NOTED

FENCE POST (TYPE NOTED)

TYPE I CONCRETE MONUMENT FOUND

TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND

1/2" IRON PIPE FOUND UNLESS NOTED

80D NAIL FOUND

MAGNAIL FOUND

SPINDLE FOUND

RAILROAD TIE

CALCULATED POINT

PROPERTY LINE

RECORD INFORMATION

( )

P.O.B.

P.O.C.

P.O.R.

N.T.S.

D.R.W.C.TX.

O.R.W.C.TX.

O.P.R.W.C.TX.

NOT TO SCALE

DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS

OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

DISTANCE NOT TO SCALE

DEED LINE (COMMON OWNERSHIP)

## NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.

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

\* AREA CALCULATED BY SAM, LLC.

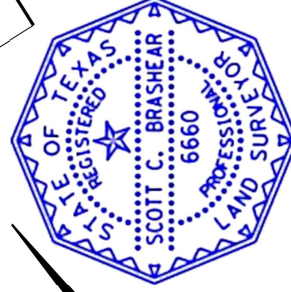
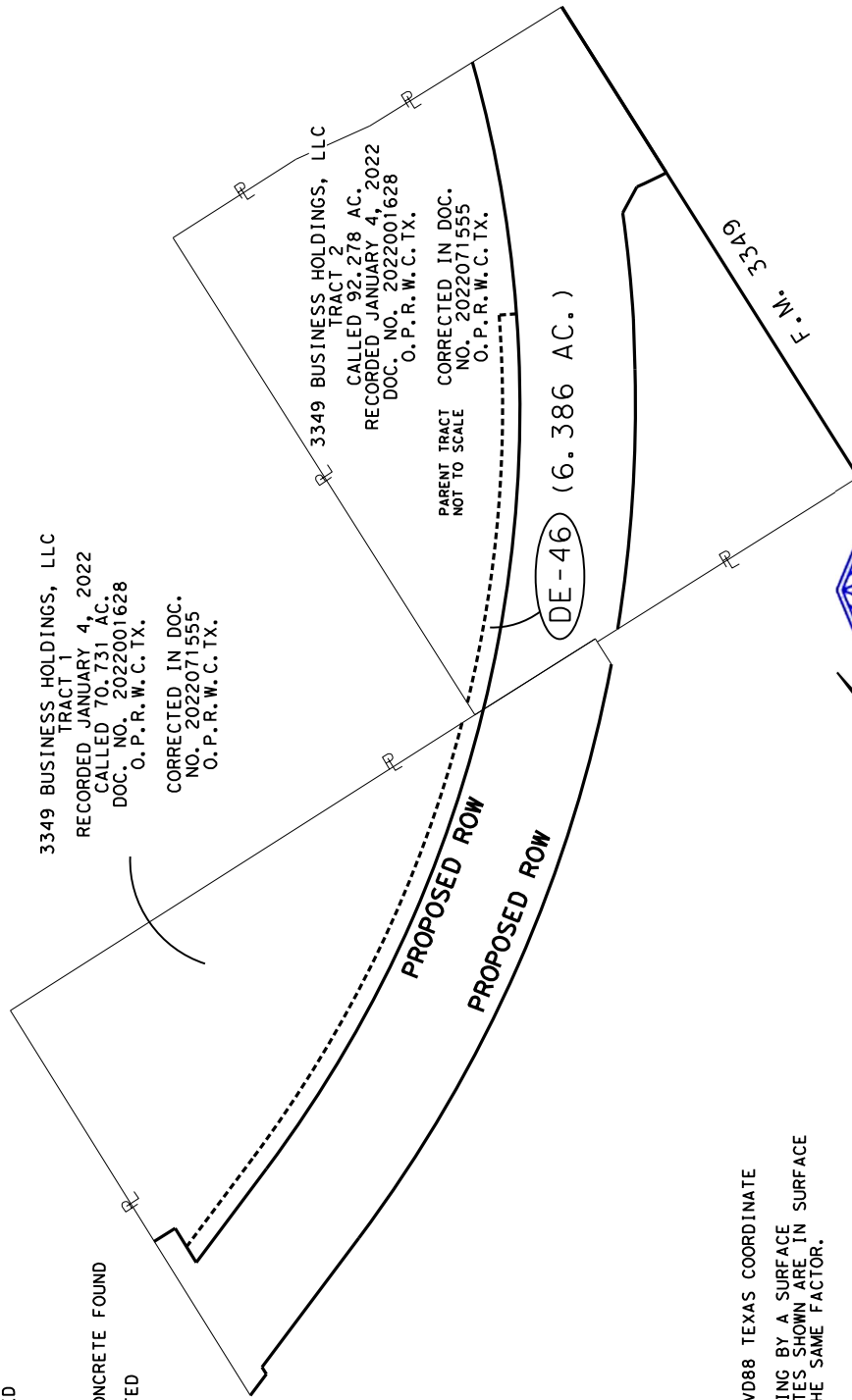
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Scott C. Brashear*

9/29/2022

DATE

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



PAGE 10 OF 10  
REF. FIELD NOTE NO. 49083  
FILE: \\saminc\AUS\PROJECTS\1021061125\100Survey\03Exhibits\46-DE\PLAT\02\DE-46-2.dgn

|                                                                                                                                                                                                       |             |         |           |           |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|-----------|-----------|-------------|
| EXISTING                                                                                                                                                                                              | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING | 163.009 AC. |
| <div> <div> </div> <div> 4801 Southwest Parkway<br/>Building Two, Suite 100<br/>Austin, Texas 78735<br/>(512) 447-0575<br/>FAX: (512) 326-3029<br/>Texas Firm Registration No. 10064300 </div> </div> |             |         |           |           |             |
| DRAINAGE EASEMENT SKETCH<br>SHOWING PROPERTY OF<br>3349 BUSINESS HOLDINGS, LLC<br>TAX ID: R442484, R624084, & R447759<br>DE-46<br>6.386 AC. (278,174 SQ. FT.)                                         |             |         |           |           |             |

EXHIBIT "C"

County: Williamson  
Parcel No.: TCE-46  
Tax ID: R442484, R357756, R624084  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 1 of 7  
September 29, 2022

**PROPERTY DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT 46**

DESCRIPTION OF A 0.466 ACRE (20,309 SQ. FT.) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN A DEED TO 3349 BUSINESS HOLDINGS, LLC, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., SAID 0.466 ACRE (20,309 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 2,234.34 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 373+16.39 on the east line of a called 69.333 acre tract, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., for the northwest corner of a called 96.742 acre tract of land, described in a deed to HWY 3349 Holdings LLC, recorded in Document No. 2021187894, O.P.R.W.C.TX., same being the southwest corner of a called 56.00 acre tract of land, described in a deed to Solidair Real Estate Investments LLC and Territorial Real Estate Investments LLC, recorded in Document No. 2021191178, O.P.R.W.C.TX. ;

**THENCE** N 07°24'47" E, with the common line of said of a called 69.333 acre tract and said 56.00 acre tract, a distance of 2,692.81 feet to a 5/8-inch iron rod found on the east line of a called 70.731 acre tract, described as Tract 1 in said deed to 3349 Business Holdings, LLC, recorded in Document No. 2022001628, O.P.R.W.C.TX., for the northwest corner of the remainder of a called 72.25 acre tract of land, described in a deed to Herbert Wayne Raesz and Wife, Karen D. Raesz, recorded in Volume 749, Page 932, Deed Records Williamson County, Texas (D.R.W.C.TX.) and an exterior ell corner of said 92.278 acre tract;

**THENCE** S 82°29'42" E, with the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, a distance of 95.71 feet to a 5/8-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY" set (Surface Coordinates: N=10,165,139.78, E=3,191,176.54) 230.00 feet right of Southeast Loop E.C.S. 387+99.55 on the proposed south right-of-way line of Southeast Loop, for the northwest corner and the **POINT OF BEGINNING** of the easement described herein, said point being the beginning of a curve to the left;

1) **THENCE**, departing the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said 92.278 acre tract, an arc distance of 834.02 feet, through a delta of 08°38'28", having a radius of 5,530.00 feet, and a chord that bears N 44°33'21" E, a distance of 833.23 feet to a calculated point 230.00 feet right of Southeast Loop E.C.S. 395+98.88, for the northeast corner of the easement described herein;

**THENCE**, departing the proposed south right-of-way line of said Southeast Loop, over and across said 92.278 acre tract, the following two (2) courses and distances numbered 2-3:

- 2) S 04°35'15" E, a distance of 35.38 feet to a calculated point 255.00 feet right of Southeast Loop E.C.S. 395+74.93, for the southeast corner of the easement described herein, said point being the beginning of a curve to the right, and



## EXHIBIT "A"

County: Williamson  
Parcel No.: TCE-46  
Tax ID: R442484, R357756, R624084  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 2 of 7  
September 29, 2022

- 3) With said curve to the right, an arc distance of 790.71 feet, through a delta of 08°09'20", having a radius of 5,555.00 feet, and a chord that bears S 44°34'19" W, a distance of 790.04 feet to a calculated point 255.00 feet right of Southeast Loop E.C.S. 388+20.52 on the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, for the southwest corner of the easement described herein;
- 4) **THENCE** N 82°29'42" W, with the common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, a distance of 33.26 feet to the **POINT OF BEGINNING**, and containing 0.466 acres (20,309 sq. ft.) of land, more or less.

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

**Bearing Basis:**

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinates shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

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

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



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

FN 49046

SAM Job No. 61125

EXHIBIT "A"

CURVE TABLE

| NO. | DELTA          | RADIUS    | LENGTH  | CHORD   | CHORD BEARING  |
|-----|----------------|-----------|---------|---------|----------------|
| C1  | 08° 38' 28" LT | 5,530.00' | 834.02' | 833.23' | N44° 33' 21" E |
| C2  | 08° 09' 20" RT | 5,555.00' | 790.71' | 790.04' | S44° 34' 19" W |

LINE TABLE

| LINE NO. | BEARING          | DISTANCE    |
|----------|------------------|-------------|
| L1       | S82° 29' 42" E   | 95.71'      |
| (L1)     | (N82° 40' 43" W) | (1,230.12') |
| L2       | S04° 35' 15" E   | 35.38'      |
| L3       | N82° 29' 42" W   | 33.26'      |

ENGINEER'S CENTERLINE  
PT STA 598+76.46  
N = 10,165,001.47  
E = 3,192,308.20  
Δ = 68° 48' 38" (LT)  
D = 01° 04' 52"  
L = 6,365.15'  
T = 3,629.70'  
R = 5,300.00'  
PC STA 362+46.75  
PT STA 426+11.90

P.O.B.  
N=10,165,139.78  
E=3,191,176.54  
Δ=68° 48' 38" (LT)  
D=01° 04' 52"  
L=6,365.15'  
T=3,629.70'  
R=5,300.00'  
PC STA 362+46.75  
PT STA 426+11.90

2,692.81'E  
N07° 24' 47" E  
P 2,692.81'E  
N08° 53' 09" E

HERBERT WAYNE RAESZ  
AND WIFE, KAREN D. RAESZ  
REMAINDER OF A  
CALLED 72.25 AC.  
VOL. 749, PG. 932  
D. R. W. C. TX.

388+20.52  
255.00' RT

PROPOSED ROW

C1

C2

CENTERLINE OF PIPELINE  
RIGHT OF WAY GRANT  
VOL. 1792, PG. 146  
D. R. W. C. TX.

TCE-46  
(0.466 AC.)

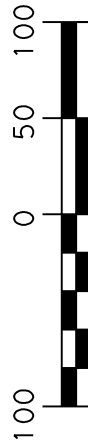
SECTION NO. 8, ABSTRACT NO. 378  
J. KUYKENDALL

MATCH LINE SHEET 4 OF 7

3349 BUSINESS HOLDINGS, LLC  
TRACT 2  
CALLED 92.278 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O. P. R. W. C. TX.  
CORRECTED IN DOC.  
NO. 2022071555  
O. P. R. W. C. TX.

395+98.88  
230.00' RT

395+74.93  
255.00' RT



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

| EXISTING | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING | 163.009 AC. |
|----------|-------------|---------|-----------|-----------|-------------|
|----------|-------------|---------|-----------|-----------|-------------|



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

TEMPORARY CONSTRUCTION  
EASEMENT SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
TCE-46  
0.466 AC. (20,309 SQ. FT.)

3349 BUSINESS  
HOLDINGS, LLC  
TRACT 1  
CALLED 70.731 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O.P.R.W.C.TX.  
  
CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C.TX.

MATCH LINE SHEET 3 OF 7

SURVEY NO. 27, ABSTRACT NO. 483  
R-S-NEIGHBOR 5

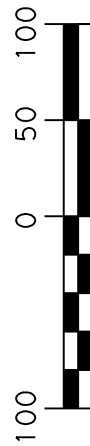
HWY. 3349  
HOLDINGS, LLC  
CALLED 69.333 AC.  
DOC. NO. 2022040581  
O.P.R.W.C.TX.

HERBERT WAYNE RAESZ  
AND WIFE, KAREN D. RAESZ  
REMAINDER OF A  
CALLED 72.25 AC.  
VOL. 749, PG. 932  
D.R.W.C.TX.

P.O.C.  
373+16.39  
2,234.34' RT

APPROXIMATE LOCATION OF SURVEY LINE

WM. MULLEN-446



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

EXISTING 163.009 AC. ACQUIRE 0.000 AC. REMAINING 163.009 AC.

**SAM**

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

TEMPORARY CONSTRUCTION  
EASEMENT SKETCH  
SHOWING PROPERTY OF  
3349 BUSINESS HOLDINGS, LLC  
TAX ID: R442484, R624084, & R447759  
TCE-46  
0.466 AC. (20,309 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

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

1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)
25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |         |           |           |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|-----------|-----------|-------------|
| EXISTING                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING | 163.009 AC. |
| <div><div><div><div><div><div><b>SAM</b></div></div></div><div><div><div>4801 Southwest Parkway<br/>Building Two, Suite 100<br/>Austin, Texas 78735<br/>(512) 447-0575<br/>FAX: (512) 326-3029<br/>Texas Firm Registration No. 10064300</div></div></div></div><div><div>RIGHT-OF-WAY SKETCH<br/>SHOWING PROPERTY OF<br/>3349 BUSINESS HOLDINGS, LLC<br/>TAX ID: R442484, R624084, &amp; R447759<br/>PARCEL 46<br/>60.628 AC. (2,640,956 SQ. FT.)</div></div></div></div> |             |         |           |           |             |



# LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

## NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  - SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
  - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

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

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

9/29/2022  
DATE

## EXHIBIT "A"

3349 BUSINESS HOLDINGS, LLC  
TRACT 1  
CALLED 70.731 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O.P.R.W.C.TX.  
CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C.TX.

PARENT TRACT  
NOT TO SCALE

TCE-46 (0.466 AC.)

A

SOLIDAIR REAL ESTATE INVESTMENTS LLC &  
TERRITORIAL REAL ESTATE INVESTMENTS LLC  
CALLED 56.00 AC.  
DOC. NO. 2021191178  
O.P.R.W.C.TX.

B

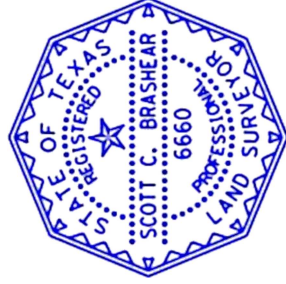
HWY 3349 HOLDINGS LLC  
CALLED 96.742 AC.  
DOC. NO. 2021187894  
O.P.R.W.C.TX.

C

HWY 3349  
HOLDINGS, LLC  
CALLED 69.333 AC.  
DOC. NO. 2022040581  
O.P.R.W.C.TX.

3349 BUSINESS HOLDINGS, LLC  
TRACT 2  
CALLED 92.278 AC.  
RECORDED JANUARY 4, 2022  
DOC. NO. 2022001628  
O.P.R.W.C.TX.

CORRECTED IN DOC.  
NO. 2022071555  
O.P.R.W.C.TX.



FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\_TCE\PLAT\04\TCE-46.dgn  
REF. FIELD NOTE NO. 49046  
PAGE 7 OF 7

|                                                                                                                                                                                                                                       |             |         |           |                                                                                                                                                                                |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| EXISTING                                                                                                                                                                                                                              | 163.009 AC. | ACQUIRE | 0.000 AC. | REMAINING                                                                                                                                                                      | 163.009 AC. |
| <div><div><div>4801 Southwest Parkway<br/>Building Two, Suite 100<br/>Austin, Texas 78735<br/>(512) 447-0575<br/>Fax: (512) 326-3029<br/>Texas Firm Registration No. 10064300</div><div><div>SAM</div><div>TM</div></div></div></div> |             |         |           | TEMPORARY CONSTRUCTION<br>EASEMENT SKETCH<br>SHOWING PROPERTY OF<br>3349 BUSINESS HOLDINGS, LLC<br>TAX ID: R442484, R624084, & R447759<br>TCE-46<br>0.466 AC. (20,309 SQ. FT.) |             |