

CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

Jarrell Estates TX, LP Owner;

AND

Jarrell Estates Municipal Utility District No. 1

CONSENT AND DEVELOPMENT AGREEMENT

This **CONSENT AND DEVELOPMENT AGREEMENT** (this “*Agreement*”) is by the **Williamson County, Texas**, a Texas political subdivision (the “*County*”), and **Jarrell Estates TX, LP** (collectively, the “*Owner*”). Subsequent to its creation, **Jarrell Estates Municipal Utility District No. 1**, a proposed municipal utility district to be created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54, Texas Water Code as contemplated by this Agreement (the “*District*”), will become a party to this Agreement. The County, the Owner, and the District are sometimes referred to herein as a “*Party*” and collectively as the “*Parties*”.

RECITALS

WHEREAS, the Owner owns approximately 2,043.21 acres of land located entirely within the corporate boundaries of the County (the “*Land*”); and

WHEREAS, the Land is more particularly described by metes and bounds on the attached **Exhibit A**; and

WHEREAS, the Owner intends that the Land will be developed in phases as a master-planned, residential community that will include park and recreational facilities to serve the Land; and

WHEREAS, the Owner and the County wish to enter into this Agreement to encourage innovative and comprehensive master-planning of the Land, provide certainty of regulatory requirements throughout the term of this Agreement, and result in a high-quality development for the benefit of the present and future residents of the County and the Land; and

WHEREAS, the Owner has proposed to create the District over the Land pursuant to an application to be filed with the 88th Texas Legislature and has requested the County’s consent to the creation of the District; and

WHEREAS, the purposes of the proposed District include designing, constructing, acquiring, installing, financing, water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements as authorized by the Texas Constitution and Texas Water Code to serve the area within its boundaries (collectively, the “*District Improvements*”); and

WHEREAS, construction of the District Improvements will occur in phases (as determined by the District and the Owner(s) (as defined herein)) in accordance with this Agreement; the applicable ordinances of the County; Chapters 49 and 54, Texas Water Code, as amended; the rules and regulations of the TCEQ, as amended; and applicable state and federal regulations (collectively, the “*Applicable Regulations*”); and

WHEREAS, the Owner intends that the Reimbursable Costs (as defined in **ARTICLE I** below) of the District Improvements will be paid from the net proceeds of bonds issued by the District in accordance with this Agreement, the applicable rules and

regulations of the TCEQ, as amended, and the applicable requirements of the Texas Attorney General's Office, as amended; and

WHEREAS, the District is authorized to enter into this Agreement pursuant to the provisions of Texas law, including but not limited to, Chapters 49 and 54, Texas Water Code, as amended; Chapter 791, Texas Government Code, as amended; and Section 552.014, Texas Local Government Code, as amended; and

WHEREAS, the County is a political subdivision of the State of Texas and the County has the authority to enter into this Agreement including, but not limited to, the consent to the District creation and the issuance of debt to finance District Improvements, including roadways and related drainage;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the Parties contract as follows:

ARTICLE I DEFINITIONS

Section 1.01. Definitions. In addition to the terms defined elsewhere in this Agreement or in the County's ordinances, the following terms and phrases used in this Agreement will have the meanings set out below:

Applicable Rules means the County's rules, and regulations in effect as of the Effective Date of this Agreement, as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any approvals, variances, waivers, and exceptions to such rules that are approved by the County; and (iii) any additional restrictions or regulations agreed to by Owner in writing.

Agreement means this Consent and Development Agreement among the Parties.

Bonds means bonds, notes, or other obligations or indebtedness issued or incurred by the District under the District's borrowing power.

County Objection is defined in Section 7.02(b).

Commission or TCEQ means the Texas Commission on Environmental Quality or its successor agency.

County means Williamson County, Texas.

Owner means the Owner, or any successor or permitted assign of the Owner, that notifies the County of its intent to develop all or any portion of the Land.

District means Jarrell Estates Municipal Utility District No. 1, a political subdivision of the State of Texas to be created over the Land, with the consent of the County, as provided in this Agreement.

District Improvements means the water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements, as authorized by the Texas Constitution and Texas Water Code, to serve the area within the District boundaries.

Effective Date of this Agreement means the last date of execution by all of the Parties hereto.

Land means approximately 2,043.21 acres of land located in the County limits, as described by metes and bounds on **Exhibit A**.

Owner means Jarrell Estates TX, LP, a Texas limited partnership or its successors and assigns under this Agreement.

Reimbursable Costs means all costs of the District Improvements (including land and easements costs), and all other costs eligible for reimbursement by a municipal utility district under the laws of the State of Texas, that are eligible for reimbursement from the net proceeds of Bonds issued in accordance with this Agreement.

Road Projects means any road projects or improvements in aid of such road projects that the District is authorized to undertake pursuant to Article III, Section 52, Article XVI, Section 59 of the Texas Constitution, as amended, or Chapters 49 and 54, Texas Water Code, as amended, or otherwise pursuant to any authority granted to the District by special act of the Texas Legislature or by Texas law.

ARTICLE II CREATION OF DISTRICT AND EXECUTION OF AGREEMENTS

Section 2.01. Consent to Creation of District. The County acknowledges receipt of the Owner's request for the County's support for, and consent to, creation of the District over the Land. The County agrees that this Agreement will constitute and evidence the County's consent to the creation of the District and that no further consent will be required on the part of the County to evidence the County's consent to the creation of the District.

Section 2.02. District Execution of Agreement. The Owner shall cause the District to approve, execute, and deliver to the County this Agreement within thirty (30) days after the date the District's Board of Directors holds its organizational meeting. If the District fails to do so within such 30-day period, then (after notice and opportunity to cure) this Agreement be of no further force and effect, and the County shall be deemed to not have consented to creation of the District. Similarly, if creation of the District is not approved by the 88th Texas Legislature, this Agreement shall be null and of no further force and effect.

Section 2.03. District Bonds. If the Owner or the District fail to comply with the terms and conditions of this Agreement after notice and opportunity to cure, such failure shall operate to prohibit the District from taking any actions to issue Bonds until the failure has been cured. The County shall have the right to enjoin the issuance of Bonds during any period in which such a material breach exists.

Section 2.04. Reimbursement Agreements. If the Owner or the District fail to comply with the terms of this Agreement after notice and opportunity to cure and prior to execution of any reimbursement agreements by the Owner and District, such failure shall operate to prohibit the Owner or any Owner of the Land from entering into any reimbursement agreements with the District until the failure has been cured. The County shall have the right to enjoin the execution of such reimbursement agreements during any period in which such a material breach exists.

ARTICLE III ROADWAY IMPROVEMENTS

Section 3.01. Right of Way Dedications. The County has adopted a Long-Range Transportation Plan which provides for the extension of Corridor J through the Property as generally depicted on **Exhibit B** (“Corridor J ROW”). The Owner will convey by special warranty deed, at no cost to the County, 100% of the right-of-way required for the Corridor J ROW within 30 days after the final alignment for Corridor J is set, but Owner reserves the right to seek reimbursement for such right-of-way from the District in accordance with the laws of the State of Texas. The Parties acknowledge that the final location of Corridor J ROW may be subject to minor changes from those shown on Exhibit B. Owner shall have no obligation to convey any lands to the County located outside the Property. If the County or another governmental agency has not commenced construction of Corridor J within ten (10) years after the County approves this Agreement, the County shall re-convey the Corridor J ROW to the Owner within 60 days after receipt of written notice to the County of the failure to commence construction.

Section 3.02. Road Construction. The County agrees that it or another governmental entity will be responsible for the design and construction of Corridor J and paying the cost for same. The actual construction date is at this time undetermined and dependent upon the success of future County or City road bond elections. The construction of all other roads (“Subdivision Roads”) within the Land shall be the responsibility of the Owner or the District. The Owner shall be entitled to reimbursement for Subdivision Road expenses, as allowed by the laws of the State of Texas. The Subdivision Roads shall be constructed pursuant to the then-existing Williamson County Subdivision Regulations. Commencing upon the twelfth (12th) anniversary of the date that the County accepts a Subdivision Road into the County road system after completion of construction by Developer, the District shall be solely responsible for the operation and maintenance of that Subdivision Road. The Parties will work together to include at least one on and off ramp from the Corridor J ROW to Owner’s remaining property at a location agreed to by all Parties. The on and off ramp will be designed and paid for by the County when Corridor J is constructed.

**ARTICLE IV
AUTHORITY TO ISSUE BONDS**

Section 4.01. Authority to Issue Bonds. The District may issue Bonds only as authorized by the laws of the State of Texas. The District may reimburse a Owner for expenditures authorized by the laws of the State of Texas (including creation expenses, operating advances, facilities design and construction, and expenditures for roads and improvements in aid of roads). .

Section 4.02. Uniform and Continued Development; Vesting. The Parties intend that this Agreement authorize certain land uses and development on the Land; provide for the uniform review and approval of plats and development plans for the Land; and provide other terms and consideration. Accordingly, the Land will be developed and the infrastructure required for the Land will be designed and constructed in accordance with the Applicable Rules, and this Agreement. Subject to the terms and conditions of this Agreement, the County confirms and agrees that the Owner and any Owner hereunder has vested authority to develop the Land in accordance with the Applicable Rules. Rules, regulations, or changes or modifications to the County's rules or regulations, adopted after the Effective Date of this Agreement will only be applicable to the extent permitted by Chapter 245, Texas Local Government Code. If there is any conflict between the Applicable Rules and the terms of this Agreement, the terms of this Agreement will control.

Section 4.03. Manufactured Home for District Elections. One (1) HUD-certified manufactured home may be located within the Land solely for the purpose of providing qualified voters within the District for the District's confirmation, director, and bond elections. The manufactured home permitted by this Agreement will not require any permit or other approval by the County and will be promptly removed when no longer needed.

Section 4.04.

**ARTICLE V
TERM, ASSIGNMENT, AND REMEDIES**

Section 5.01. Term. The term of this Agreement shall commence on the Effective Date and shall continue until the District is dissolved in accordance with the laws of the State of Texas or until this Agreement terminates by its terms, whichever is sooner.

Section 5.02. Termination and Amendment by Agreement. This Agreement may be terminated or amended as to all of the Land at any time by mutual written consent of the County, the Owner, and, following creation of the District, the District; may be terminated or amended only as to a portion of the Land at any time by the mutual written consent of the County, the Owner of the portion of the Land affected by the amendment or termination and, following creation of the District, the District; and, after full-build out of the Land and issuance of all bonds by the District for reimbursement

of Owner's eligible costs, may be terminated or amended at any time by the mutual written consent of the County and the District.

Section 5.03. Assignment.

(a) This Agreement, and the rights of the Owner hereunder, may be assigned by the Owner, with the County's consent, as to all or any portion of the Land. Any assignment will be in writing, specifically set forth the assigned rights and obligations, be executed by the proposed assignee, and be delivered to the County. The County's consent to any proposed assignment will not be unreasonably withheld or delayed. The County hereby consents to assignment of this Agreement, in whole or in part, to any subsequent owner of all or a portion of the Land.

(b) This Agreement is not intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Land.

Section 5.04. Remedies.

(a) If the County defaults under this Agreement, the Owner or the District may give notice setting forth the event of default ("Notice") to the County. If the County fails to cure any default that can be cured by the payment of money ("Monetary Default") within 45 days from the date the County receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the Owner or the District may enforce this Agreement by a writ of mandamus from a Williamson County District Court or terminate this Agreement; however, any such remedy will not revoke the County's consent to the creation of the District.

(b) If the Owner or the District defaults under this Agreement, the County or the District may give Notice to the Owner. If the Owner fails to cure any Default within 45 days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the County or the District may enforce this Agreement by injunctive relief from a Williamson County District Court or terminate this Agreement.

(c) If any Party defaults, the prevailing Party in the dispute will be entitled to recover its reasonable attorney's fees, expenses, and court costs from the non-prevailing Party.

**ARTICLE VI
MISCELLANEOUS PROVISIONS**

Section 6.01. Notice. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the Party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the Party to be notified and with all charges prepaid; or

(iii) by personally delivering it to the Party, or any agent of the Party listed in this Agreement. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposes of notice, the addresses of the Parties will, until changed as provided below, be as follows:

COUNTY: Williamson County
County Judge
100 Main Street
Georgetown, Texas 78628

OWNER: Jarrell Estates TX, LP
1452 Hughes Road, Suite 200
Grapevine, Texas 75601

The Parties may change their respective addresses to any other address within the United States of America by giving at least five days' written notice to the other party. The Owner may, by giving at least five days' written notice to the County, designate additional Parties to receive copies of notices under this Agreement.

Section 6.02. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid, or enforceable provision as is possible.

Section 6.03. Waiver. Any failure by a Party to insist upon strict performance by the other party of any material provision of this Agreement will not be deemed a waiver thereof or of any other provision, and such Party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

Section 6.04. Applicable Law and Venue. The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Williamson County, Texas.

Section 6.05. Entire Agreement. This Agreement contains the entire agreement of the Parties. There are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement supersedes all other agreements between the Parties concerning the subject matter.

Section 6.06. Exhibits, Headings, Construction, and Counterparts. All schedules and exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope

or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. The Parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective (as of the Effective Date of this Agreement) only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.

Section 6.07. **Time.** Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays, and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday, or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday, or legal holiday.

Section 6.08. **Authority for Execution.** The County certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with state law. The Owner hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with the constituent documents of each person or entity executing on behalf of the Owner.

Section 6.09 **Force Majeure.** If, by reason of force majeure, any Party is rendered unable, in whole or in part, to carry out its obligations under this Agreement, the Party whose performance is so affected must give notice and the full particulars of such force majeure to the other Parties within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the Party giving such notice, will, to the extent it is affected by such force majeure, be suspended during the continuance of the inability but for no longer period. The Party claiming force majeure must endeavor to remove or overcome such inability with all reasonable dispatch. The term “*force majeure*” means Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a Party to perform due to any other causes not reasonably within the control of the Party claiming such inability.

Section 6.10. **Interpretation.** As used in this Agreement, the term “including” means “including without limitation” and the term “days” means calendar days, not business days. Wherever required by the context, the singular shall include the plural, and the plural shall include the singular. Each defined term herein may be used in its singular or plural form whether or not so defined.

Section 6.11. **No Third-Party Beneficiary.** This Agreement is solely for the benefit of the Parties, and neither the County, the District, nor the Owner intends by

any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit upon or enforceable rights under this Agreement or otherwise upon anyone other than the County, the District, and the Owner (and any permitted assignee of the Owner).

Section 6.12. **Exhibits.** The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Metes and Bounds Description of the Land

Exhibit B - Corridor J location

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below to be effective as of the Effective Date of this Agreement.

(Signatures on the following pages.)

WILLIAMSON COUNTY, TEXAS

By: *Bill Gravel, Jr.*
Bill Gravel, Jr., County Judge

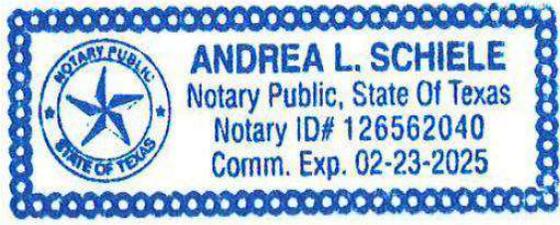
Date: Mar 28, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on Mar 28, 2023, 2023, by Bill Gravel, on behalf of said County.

Andrea L. Schiele
Notary Public Signature

(Seal)



OWNER:



JARRELL ESTATES TX, LP, a Texas limited partnership

By: **JARRELL ESTATES TX GP, LLC**, a Texas limited liability company, its General Partner

By: **Pink Orchid LLC**

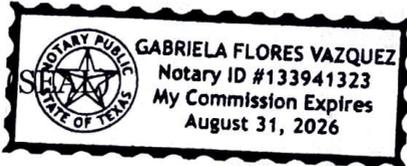
Name: Kamalakar Poonuru

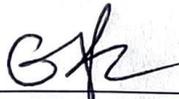
Its: Manager

Date: 03/21/2023

THE STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on the 21st day of March, 2023, by Kamalakar Poonuru, as Manager of Jarrell Estates TX GP, LLC, a Texas limited liability company and the General Partner of Jarrell Estates TX, LP, a Texas limited partnership, on behalf of said limited partnership.





Notary Public Signature

**JARRELL ESTATES MUNICIPAL
UTILITY DISTRICT NO. 1**

By: _____
_____, President
Board of Directors

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____,
_____, by _____, President of the Board of Directors of Jarrell
Estates Municipal Utility District No. 1, on behalf of said District.

(SEAL)

Notary Public Signature

EXHIBIT A

Metes and Bounds Description of the Land

[attached]



ELIJAH INGRAM SURVEY, ABSTRACT NUMBER 21
JAMES JACK SURVEY, ABSTRACT NUMBER 358
FRANCIS M. NASH SURVEY, ABSTRACT NUMBER 476

WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 1,934.91 ACRES OF LAND SITUATED IN THE ELIJAH INGRAM SURVEY, ABSTRACT NUMBER 21, THE JAMES JACK SURVEY, ABSTRACT NUMBER 358 AND THE FRANCIS M. NASH SURVEY, ABSTRACT NUMBER 476, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE JARRELL ESTATES TX, LP CALLED 1,419.57 ACRE TRACT DESCRIBED AS TRACT 1 IN DOCUMENT NUMBER 2022112692, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND ALL OF THE JARRELL ESTATES TX, LP CALLED 514.30 ACRE TRACT DESCRIBED AS TRACT 1 IN DOCUMENT NUMBER 2022112693, (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD AT 2" PIPE FENCE CORNER FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF THE ABOVE-MENTIONED 1419.57 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THE MCLLOUD FAMILY TRUST CALLED 1209.24 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2014012037, (O.P.R.W.C.T.);

THENCE NORTH 68 DEGREES 22 MINUTES 09 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 1419.57 ACRE TRACT, A DISTANCE OF 277.74 FEET TO A 1/2" IRON ROD FOUND AT A 10" CEDAR POST AT AN EXTERIOR CORNER OF SAID 1209.24 ACRE TRACT, SAME BEING A SOUTHWEST CORNER OF THE SOLANA RANCH COMPANY CALLED 1057 ACRE TRACT DESCRIBED AS SECOND TRACT IN VOLUME 365, PAGE 115, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 63 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF 1.75 FEET;

THENCE ALONG THE COMMON LINE OF SAID 1419.57 ACRE TRACT AND SAID 1057 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTH 68 DEGREES 26 MINUTES 44 SECONDS EAST, AT A DISTANCE OF 1169.19 FEET A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" FOUND BEARS NORTH 21 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 2.93 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 5,080.42 FEET TO A 2" IRON POST FOUND, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" FOUND BEARS NORTH 40 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 1.80 FEET;
- 2) THENCE SOUTH 86 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 411.05 FEET TO A 5/8" IRON ROD FOUND AT A 6" CEDAR POST, FROM WHICH A 3" IRON POST FOUND BEARS SOUTH 03 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 1.43 FEET;
- 3) THENCE SOUTH 20 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 2,076.89 FEET TO A 2" IRON POST FOUND, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 42 DEGREES 45 MINUTES 15 SECONDS WEST, A DISTANCE OF 0.36 FEET;
- 4) THENCE NORTH 69 DEGREES 23 MINUTES 47 SECONDS EAST, A DISTANCE OF 1,379.56 FEET TO A 2" IRON POST FOUND, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" FOUND BEARS SOUTH 36 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 2.16 FEET;
- 5) THENCE SOUTH 21 DEGREES 50 MINUTES 51 SECONDS EAST, AT A DISTANCE OF 664.18 FEET A 1/2" IRON ROD WITH CAP "ATWELL LLC" FOUND BEARS NORTH 68 DEGREES 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 10.84 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,737.12 FEET TO A 3" IRON POST FOUND;
- 6) THENCE SOUTH 20 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 1,761.74 FEET TO A 3" IRON POST FOUND AT THE SOUTH CORNER OF SAID 1057 ACRE TRACT, SAME BEING AN EXTERIOR CORNER OF THE HILL COUNTRY CONSERVANCY CALLED 1205.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2022122652, (O.P.R.W.C.T.);

THENCE ALONG THE COMMON LINE OF SAID 1419.57 ACRE TRACT AND SAID 1205.00 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 21 DEGREES 05 MINUTES 39 SECONDS EAST, A DISTANCE OF 540.19 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 2) SOUTH 68 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 5,321.55 FEET TO A FENCE POST FOUND;
- 3) SOUTH 21 DEGREES 02 MINUTES 37 SECONDS EAST, A DISTANCE OF 2,584.73 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND AT THE MOST NORTHERLY CORNER OF THE ABOVE-MENTIONED 514.30 ACRE TRACT;



THENCE LEAVING SAID 1419.57 ACRE TRACT AND GOING ALONG THE COMMON LINE OF SAID 514.30 ACRE TRACT AND SAID 1205.00 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 64 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,376.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 2) NORTH 72 DEGREES 00 MINUTES 41 SECONDS EAST, A DISTANCE OF 2,659.96 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 3) SOUTH 20 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 1,912.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 4) NORTH 67 DEGREES 48 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,727.44 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND IN THE SOUTHWEST LINE OF THE ATLAS RANCH HOLDINGS, LP CALLED 673.33 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2021159264, (O.P.R.W.C.T.), AT A NORTH EXTERIOR CORNER OF SAID 514.30 ACRE TRACT AND A SOUTHERLY SOUTHEAST CORNER OF SAID 1205.00 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP (ILLEGIBLE) FOUND IN SAID SOUTHWEST LINE BEARS NORTH 20 DEGREES 43 MINUTES 21 SECONDS WEST, A DISTANCE OF 158.94 FEET;

THENCE ALONG THE COMMON LINE OF SAID 514.30 ACRE TRACT AND SAID 673.33 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 20 DEGREES 42 MINUTES 06 SECONDS EAST, AT A DISTANCE OF 491.50 FEET A 1/2" IRON ROD FOUND BEARS NORTH 69 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 2.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 519.88 FEET TO A 1/2" IRON ROD WITH CAP (ILLEGIBLE) FOUND;
- 2) SOUTH 12 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 291.72 FEET TO A 5/8" IRON ROD FOUND;
- 3) SOUTH 69 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 252.49 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "1847" FOUND AT AN EXTERIOR CORNER OF SAID 673.33 ACRE TRACT, AND BEING AT THE NORTH CORNER OF SPEAR'S RANCH ON SALADO CREEK, SECTION ONE, AN ADDITION RECORDED IN CABINET T, SLIDE 209, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE ALONG THE COMMON LINE OF SAID 514.30 ACRE TRACT AND SAID SPEAR'S RANCH ADDITION, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

- 1) SOUTH 69 DEGREES 04 MINUTES 13 SECONDS WEST, A DISTANCE OF 415.05 FEET TO A POINT FOR CORNER;
- 2) SOUTH 69 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 1,831.90 FEET TO A POINT FOR CORNER;
- 3) SOUTH 68 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 760.75 FEET TO A POINT FOR CORNER;
- 4) SOUTH 67 DEGREES 55 MINUTES 48 SECONDS WEST, AT A DISTANCE OF 883.83 FEET A 5/8" IRON ROD FOUND AT THE WEST CORNER OF LOT 44, BLOCK C OF SAID SPEARS RANCH ADDITION BEARS SOUTH 21 DEGREES 49 MINUTES 21 SECONDS EAST, A DISTANCE OF 30.56 FEET, AT A DISTANCE OF 943.83 FEET A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF LOT 12, BLOCK B OF SAID SPEARS RANCH ADDITION BEARS SOUTH 21 DEGREES 49 MINUTES 21 SECONDS EAST, A DISTANCE OF 30.56 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,391.28 FEET TO A POINT FOR CORNER;
- 5) SOUTH 69 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 1,554.85 FEET TO A 2" IRON POST FOUND;
- 6) SOUTH 02 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 29.99 FEET TO A 1/2" IRON ROD FOUND;
- 7) SOUTH 26 DEGREES 19 MINUTES 51 SECONDS EAST, AT A DISTANCE OF 218.68 FEET PASS A 3/8" IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 243.36 FEET TO A POINT FOR CORNER;
- 8) SOUTH 26 DEGREES 08 MINUTES 52 SECONDS EAST, A DISTANCE OF 411.14 FEET TO A POINT FOR CORNER;
- 9) SOUTH 24 DEGREES 10 MINUTES 39 SECONDS EAST, AT A DISTANCE OF 20.53 FEET A 3/8" IRON ROD FOUND BEARS NORTH 65 DEGREES 49 MINUTES 21 SECONDS EAST, A DISTANCE OF 2.27 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 484.53 FEET TO A POINT FOR CORNER, FROM WHICH A 3/8" IRON ROD FOUND BEARS SOUTH 20 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 6.75 FEET;
- 10) SOUTH 15 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 340.55 FEET TO A POINT FOR CORNER, FROM WHICH AN 18" CEDAR BEARS SOUTH 02 DEGREES 39 MINUTES EAST, A DISTANCE OF 4.8 FEET;
- 11) SOUTH 09 DEGREES 40 MINUTES 10 SECONDS EAST, A DISTANCE OF 210.12 FEET TO A POINT FOR CORNER;
- 12) SOUTH 17 DEGREES 00 MINUTES 25 SECONDS EAST, A DISTANCE OF 257.83 FEET TO A POINT FOR CORNER;



- 13) SOUTH 22 DEGREES 13 MINUTES 13 SECONDS EAST, A DISTANCE OF 74.67 FEET TO A POINT FOR CORNER;
- 14) SOUTH 17 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 200.68 FEET TO A 3/8" IRON ROD FOUND;
- 15) SOUTH 14 DEGREES 09 MINUTES 48 SECONDS EAST, AT A DISTANCE OF 651.03 FEET PASS A 3/8" IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 667.94 FEET TO A POINT FOR CORNER;
- 16) SOUTH 15 DEGREES 18 MINUTES 27 SECONDS EAST, A DISTANCE OF 367.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "LENZ & ASSOC" FOUND AT A SOUTHERLY EXTERIOR CORNER OF SAID 514.30 ACRE TRACT, SAME BEING A NORTH CORNER OF THE DAVOL RANCH, LTD. CALLED 30.08 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2023011666, (O.P.R.W.C.T.) AND BEING THE COMMON CORNER OF SAID SPEAR'S RANCH ON SALADO CREEK, SECTION ONE AND SPEAR'S RANCH ON SALADO CREEK, SECTION TWO, AN ADDITION RECORDED IN CABINET V, SLIDE 136, (P.R.W.C.T.), FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTH CORNER OF LOT 8, BLOCK B OF SAID SPEAR'S RANCH SECTION ONE ADDITION BEARS NORTH 32 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.56 FEET;

THENCE SOUTH 71 DEGREES 03 MINUTES 41 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 30.08 ACRE TRACT AND A REMAINDER OF THE DAVOL RANCH, LTD CALLED 2093 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2013025849, (O.P.R.W.C.T.), A DISTANCE OF 770.78 FEET TO A 1/2" IRON ROD FOUND AT FENCE CORNER POST IN THE NORTHEAST LINE OF THE JAMES R. KUEHNE, ET UX CALLED 106.95 ACRE TRACT AS DESCRIBED IN VOLUME 2255, PAGE 742, (D.R.W.C.T.) AT A SOUTH CORNER OF SAID 514.30 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID 514.30 ACRE TRACT AND SAID 106.95 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) NORTH 21 DEGREES 37 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,396.28 FEET TO A 1/2" IRON ROD FOUND AT FENCE CORNER POST AT THE NORTH CORNER OF SAID 106.95 ACRE TRACT;
- 2) SOUTH 68 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 1,268.14 FEET TO A 1/2" IRON ROD FOUND (LEANING);
- 3) SOUTH 76 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 136.35 FEET TO A 40d NAIL FOUND AT ELM STUMP;
- 4) SOUTH 83 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 102.72 FEET TO A 40d NAIL FOUND AT ELM;
- 5) NORTH 62 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 10.74 FEET TO A 6" CEDAR POST;
- 6) NORTH 87 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 119.63 FEET TO A 1/2" IRON ROD FOUND AT 2" PIPE POST;
- 7) SOUTH 06 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 175.26 FEET TO A 1/2" IRON ROD FOUND (LEANING);
- 8) SOUTH 56 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 74.74 FEET TO A 40d NAIL FOUND;
- 9) SOUTH 44 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF 113.75 FEET TO A 2" IRON POST FOUND;
- 10) SOUTH 42 DEGREES 06 MINUTES 26 SECONDS WEST, A DISTANCE OF 152.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND IN THE SOUTHEAST LINE OF COUNTY ROAD 232 (NO RECORD FOUND BY SURVEYOR) AT THE MOST SOUTHERLY CORNER OF SAID 514.30 ACRE TRACT;

THENCE ALONG A SOUTHWEST LINE OF SAID 514.30 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF COUNTY ROAD 232, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) NORTH 19 DEGREES 17 MINUTES 46 SECONDS EAST, A DISTANCE OF 134.42 FEET TO A POINT FOR CORNER;
- 2) NORTH 24 DEGREES 00 MINUTES 14 SECONDS WEST, A DISTANCE OF 138.60 FEET TO A POINT FOR CORNER;
- 3) NORTH 38 DEGREES 19 MINUTES 07 SECONDS WEST, A DISTANCE OF 658.96 FEET TO A 1/2" IRON ROD FOUND AT 2" PIPE POST;
- 4) NORTH 39 DEGREES 31 MINUTES 28 SECONDS WEST, A DISTANCE OF 250.07 FEET TO A POINT FOR CORNER;
- 5) NORTH 44 DEGREES 04 MINUTES 24 SECONDS WEST, A DISTANCE OF 261.33 FEET TO A POINT FOR CORNER;
- 6) NORTH 44 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF 593.36 FEET TO A 1/2" IRON ROD FOUND AT 2" PIPE POST;
- 7) NORTH 14 DEGREES 32 MINUTES 21 SECONDS WEST, A DISTANCE OF 211.92 FEET TO A POINT FOR CORNER;
- 8) NORTH 04 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 470.62 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF THE DAVID C. CHATHAM CALLED 200 ACRE TRACT AS



DESCRIBED IN VOLUME 2458, PAGE 859, (D.R.W.C.T.) AT AN EXTERIOR CORNER OF SAID 514.30 ACRE TRACT;

THENCE NORTH 68 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 2,341.62 FEET TO A 10" CEDAR POST FOUND AT THE EAST CORNER OF SAID 200 ACRE TRACT AND AN INTERIOR CORNER OF SAID 514.30 ACRE TRACT;

THENCE NORTH 20 DEGREES 44 MINUTES 52 SECONDS WEST, AT A DISTANCE OF 702.76 FEET PASS A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND AT A WEST CORNER OF SAID 514.30 ACRE TRACT AND COMMON SOUTH CORNER OF SAID 1419.57 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 2,307.14 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 200 ACRE TRACT AND COMMON INTERIOR CORNER OF SAID 1419.57 ACRE TRACT;

THENCE SOUTH 68 DEGREES 19 MINUTES 56 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 200 ACRE TRACT AND A COMMON SOUTHEAST LINE OF SAID 1419.57 ACRE TRACT, A DISTANCE OF 3,102.46 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF COUNTY ROAD 232;

THENCE ALONG A SOUTHWEST LINE OF 1419.57 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF COUNTY ROAD 232, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) NORTH 32 DEGREES 10 MINUTES 13 SECONDS WEST, A DISTANCE OF 379.86 FEET TO A 2" IRON POST FOUND;
- 2) NORTH 33 DEGREES 00 MINUTES 25 SECONDS WEST, A DISTANCE OF 321.56 FEET TO A 2" IRON POST FOUND;
- 3) NORTH 50 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 315.13 FEET TO A 2" IRON POST FOUND;
- 4) NORTH 41 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 368.32 FEET TO A 2" IRON POST FOUND;
- 5) NORTH 17 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 267.22 FEET TO A 2" IRON POST FOUND;
- 6) NORTH 22 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF 168.37 FEET TO A 2" IRON POST FOUND;
- 7) NORTH 46 DEGREES 45 MINUTES 41 SECONDS WEST, A DISTANCE OF 100.10 FEET TO A 2" IRON POST FOUND;
- 8) NORTH 71 DEGREES 43 MINUTES 33 SECONDS WEST, A DISTANCE OF 102.26 FEET TO A 2" IRON POST FOUND;
- 9) NORTH 81 DEGREES 35 MINUTES 56 SECONDS WEST, A DISTANCE OF 539.86 FEET TO A 2" IRON POST FOUND IN THE EAST LINE OF THE RANDY AND TERRI ISBELL REVOCABLE TRUST TRACT DESCRIBED IN DOCUMENT NUMBER 2004074055, (O.P.R.W.C.T.) AT AN EXTERIOR CORNER OF SAID 1419.57 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID 1419.57 ACRE TRACT AND SAID ISBELL TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- 1) NORTH 04 DEGREES 31 MINUTES 56 SECONDS WEST, A DISTANCE OF 735.33 FEET TO A 3" IRON POST FOUND;
- 2) NORTH 10 DEGREES 49 MINUTES 57 SECONDS WEST, A DISTANCE OF 13.98 FEET TO A 3" IRON POST FOUND;
- 3) NORTH 65 DEGREES 24 MINUTES 32 SECONDS EAST, A DISTANCE OF 680.56 FEET TO A 2" IRON POST FOUND;
- 4) NORTH 65 DEGREES 29 MINUTES 37 SECONDS EAST, A DISTANCE OF 652.20 FEET TO A 2" IRON POST FOUND;
- 5) NORTH 68 DEGREES 00 MINUTES 51 SECONDS EAST, A DISTANCE OF 2,636.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 6) NORTH 22 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 225.26 FEET TO A POINT FOR CORNER;
- 7) NORTH 20 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 1,218.65 FEET TO A CEDAR POST FOUND;
- 8) NORTH 21 DEGREES 24 MINUTES 17 SECONDS WEST, AT A DISTANCE OF 1110.11 FEET PASS A 2" IRON POST FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1,636.32 FEET TO A POINT FOR CORNER;
- 9) NORTH 21 DEGREES 51 MINUTES 13 SECONDS WEST, A DISTANCE OF 322.73 FEET TO A POINT FOR CORNER;
- 10) NORTH 21 DEGREES 20 MINUTES 43 SECONDS WEST, A DISTANCE OF 956.61 FEET TO A POINT FOR CORNER;
- 11) NORTH 21 DEGREES 57 MINUTES 43 SECONDS WEST, A DISTANCE OF 94.66 FEET TO A POINT FOR CORNER;
- 12) NORTH 21 DEGREES 07 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,146.48 FEET TO A 13" OAK TREE;



13) NORTH 00 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 51.26 FEET TO A 3" IRON POST FOUND AT THE NORTH CORNER OF SAID ISBELL TRACT;

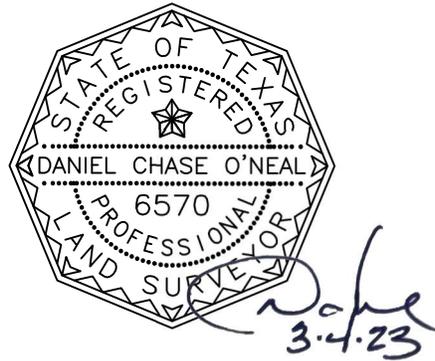
THENCE SOUTH 69 DEGREES 04 MINUTES 46 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID ISBELL TRACT, A DISTANCE OF 13.55 FEET TO A 40d NAIL FOUND AT 2" IRON POST AT THE EAST CORNER OF THE ABOVE-MENTIONED 1209.24 ACRE MFCLOUD FAMILY TRUST TRACT;

THENCE NORTH 20 DEGREES 05 MINUTES 39 SECONDS WEST, A DISTANCE OF 1,230.56 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,934.91 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE (4203).

I, DANIEL CHASE O'NEAL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED FROM ACTUAL SURVEYS MADE ON THE GROUND DURING THE MONTHS OF NOVEMBER AND DECEMBER 2022.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6570
O'NEAL SURVEYING COMPANY, LLC
TBPLS FIRM NO. 10194132



FRANCIS M. NASH SURVEY, ABSTRACT NUMBER 476

WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 60.72 ACRES OF LAND SITUATED IN THE FRANCIS M. NASH SURVEY, ABSTRACT NUMBER 476, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE JARRELL ESTATES TX, LP CALLED 60.70 ACRE TRACT DESCRIBED AS TRACT 2 IN DOCUMENT NUMBER 2022112692, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (LEANING) IN THE WEST OR SOUTHWEST LINE OF COUNTY ROAD 232 (NO RECORD FOUND BY SURVEYOR) AT THE MOST NORTHERLY CORNER OF SAID 60.70 ACRE TRACT;

THENCE ALONG THE WEST OR SOUTHWEST AND NORTHWEST LINE OF COUNTY ROAD 232, SAME BEING THE COMMON EAST OR NORTHEAST AND SOUTHEAST LINE OF SAID 60.70 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- 1) SOUTH 04 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 456.09 FEET TO A 1/2" IRON ROD FOUND;
- 2) SOUTH 14 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF 238.83 FEET TO A 1/2" IRON ROD FOUND;
- 3) SOUTH 44 DEGREES 15 MINUTES 54 SECONDS EAST, A DISTANCE OF 602.49 FEET TO A 1/2" IRON ROD FOUND;
- 4) SOUTH 44 DEGREES 11 MINUTES 35 SECONDS EAST, A DISTANCE OF 256.94 FEET TO A 1/2" IRON ROD FOUND;
- 5) SOUTH 39 DEGREES 26 MINUTES 53 SECONDS EAST, A DISTANCE OF 248.00 FEET TO A 1/2" IRON ROD FOUND;
- 6) SOUTH 38 DEGREES 18 MINUTES 38 SECONDS EAST, A DISTANCE OF 658.50 FEET TO A 1/2" IRON ROD FOUND;
- 7) SOUTH 24 DEGREES 34 MINUTES 27 SECONDS EAST, A DISTANCE OF 109.16 FEET TO A 1/2" IRON ROD FOUND;
- 8) SOUTH 18 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF 95.57 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 9) SOUTH 44 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 271.61 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 10) SOUTH 43 DEGREES 01 MINUTES 40 SECONDS WEST, A DISTANCE OF 369.95 FEET TO A 1/2" IRON ROD FOUND;
- 11) SOUTH 42 DEGREES 32 MINUTES 58 SECONDS WEST, A DISTANCE OF 219.55 FEET TO A 1/2" IRON ROD FOUND;
- 12) SOUTH 04 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 76.45 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" FOUND;
- 13) SOUTH 38 DEGREES 02 MINUTES 55 SECONDS WEST, AT A DISTANCE OF 71.38 FEET PASS A 2" IRON POST FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 139.57 FEET TO A POINT FOR CORNER IN NORTH SALADO CREEK FOR THE SOUTH CORNER OF SAID 60.70 ACRE TRACT;

THENCE ALONG THE APPROXIMATE MEANDERS OF NORTH SALADO CREEK, SAME BEING THE SOUTHWEST LINE OF SAID 60.70 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

- 1) NORTH 41 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 131.45 FEET;
- 2) NORTH 11 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 40.64 FEET;
- 3) NORTH 76 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 45.18 FEET;
- 4) NORTH 30 DEGREES 47 MINUTES 59 SECONDS WEST, A DISTANCE OF 126.71 FEET;
- 5) NORTH 78 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 87.43 FEET;
- 6) NORTH 12 DEGREES 45 MINUTES 05 SECONDS EAST, A DISTANCE OF 79.04 FEET;
- 7) NORTH 11 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 73.49 FEET;
- 8) SOUTH 88 DEGREES 36 MINUTES 16 SECONDS WEST, A DISTANCE OF 82.18 FEET;
- 9) NORTH 66 DEGREES 02 MINUTES 09 SECONDS WEST, A DISTANCE OF 98.67 FEET;
- 10) NORTH 06 DEGREES 27 MINUTES 26 SECONDS WEST, A DISTANCE OF 106.88 FEET;
- 11) NORTH 30 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 145.36 FEET;
- 12) NORTH 03 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.44 FEET;
- 13) NORTH 37 DEGREES 44 MINUTES 53 SECONDS WEST, A DISTANCE OF 146.92 FEET;
- 14) NORTH 63 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 145.47 FEET;
- 15) NORTH 38 DEGREES 31 MINUTES 43 SECONDS WEST, A DISTANCE OF 136.09 FEET;
- 16) NORTH 12 DEGREES 39 MINUTES 03 SECONDS WEST, A DISTANCE OF 86.40 FEET;



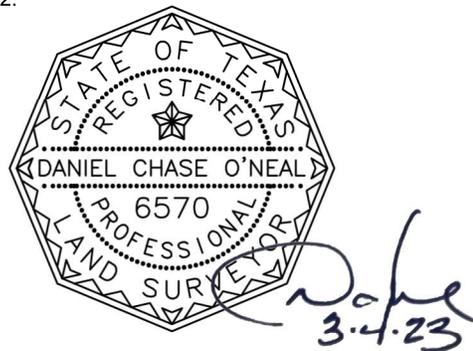
- 17) NORTH 04 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 70.70 FEET;
- 18) SOUTH 86 DEGREES 18 MINUTES 37 SECONDS WEST, A DISTANCE OF 52.16 FEET;
- 19) NORTH 76 DEGREES 52 MINUTES 45 SECONDS WEST, A DISTANCE OF 106.03 FEET;
- 20) NORTH 12 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 83.17 FEET;
- 21) NORTH 23 DEGREES 29 MINUTES 49 SECONDS WEST, A DISTANCE OF 105.27 FEET;
- 22) NORTH 10 DEGREES 37 MINUTES 17 SECONDS EAST, A DISTANCE OF 136.67 FEET;
- 23) NORTH 04 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 86.58 FEET;
- 24) NORTH 34 DEGREES 45 MINUTES 15 SECONDS WEST, A DISTANCE OF 139.47 FEET;
- 25) NORTH 06 DEGREES 54 MINUTES 34 SECONDS WEST, A DISTANCE OF 77.74 FEET;
- 26) NORTH 17 DEGREES 40 MINUTES 53 SECONDS EAST, A DISTANCE OF 51.13 FEET;
- 27) NORTH 52 DEGREES 40 MINUTES 50 SECONDS EAST, A DISTANCE OF 193.35 FEET;
- 28) NORTH 18 DEGREES 45 MINUTES 37 SECONDS EAST, A DISTANCE OF 85.22 FEET;
- 29) NORTH 23 DEGREES 41 MINUTES 20 SECONDS WEST, A DISTANCE OF 105.25 FEET;
- 30) NORTH 86 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 152.96 FEET;
- 31) NORTH 60 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 77.08 FEET;
- 32) NORTH 30 DEGREES 15 MINUTES 17 SECONDS WEST, A DISTANCE OF 81.06 FEET;
- 33) NORTH 67 DEGREES 37 MINUTES 06 SECONDS WEST, A DISTANCE OF 107.27 FEET;
- 34) SOUTH 79 DEGREES 56 MINUTES 28 SECONDS WEST, A DISTANCE OF 183.71 FEET;
- 35) NORTH 73 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 94.17 FEET;
- 36) SOUTH 88 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.95 FEET;
- 37) NORTH 53 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 180.89 FEET;
- 38) NORTH 74 DEGREES 50 MINUTES 39 SECONDS WEST, A DISTANCE OF 120.91 FEET;
- 39) NORTH 39 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 60.41 FEET;

THENCE NORTH 68 DEGREES 21 MINUTES 36 SECONDS EAST, LEAVING SAID CREEK AND GOING ALONG THE NORTHWEST LINE OF SAID 60.70 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF THE DAVID C. CHATHAM CALLED 200 ACRE TRACT, AT A DISTANCE OF 20.0 FEET PASS A PECAN STUMP AND CONTINUING FOR A TOTAL DISTANCE OF 1,386.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.72 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE (4203).

I, DANIEL CHASE O'NEAL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED FROM ACTUAL SURVEYS MADE ON THE GROUND DURING THE MONTHS OF NOVEMBER AND DECEMBER 2022.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6570
O'NEAL SURVEYING COMPANY, LLC
TBPLS FIRM NO. 10194132





JAMES JACK SURVEY, ABSTRACT NUMBER 358

WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 48.65 ACRES OF LAND SITUATED IN THE JAMES JACK SURVEY, ABSTRACT NUMBER 358, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE JARRELL ESTATES TX, LP CALLED 48.65 ACRE TRACT DESCRIBED AS TRACT 2 IN DOCUMENT NUMBER 2022112692, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT 2" PIPE FENCE CORNER IN THE SOUTH LINE OF COUNTY ROAD 232 (NO RECORD FOUND BY SURVEYOR) AND THE EAST LINE OF THE RANDY AND TERRI ISBELL REVOCABLE TRUST TRACT DESCRIBED IN DOCUMENT NUMBER 2004074055, (O.P.R.W.C.T.) AT THE NORTH CORNER OF THE ABOVE-MENTIONED 48.65 ACRE TRACT;

THENCE ALONG THE SOUTHWEST LINE OF COUNTY ROAD 232 AND COMMON NORTHEAST LINE OF SAID 48.65 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) SOUTH 83 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 491.48 FEET TO A 6" CEDAR POST FOUND;
- 2) SOUTH 71 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 76.46 FEET TO A 6" CEDAR POST FOUND;
- 3) SOUTH 48 DEGREES 54 MINUTES 22 SECONDS EAST, A DISTANCE OF 139.35 FEET TO A 6" CEDAR POST FOUND;
- 4) SOUTH 19 DEGREES 56 MINUTES 54 SECONDS EAST, A DISTANCE OF 415.20 FEET TO A 6" CEDAR POST FOUND;
- 5) SOUTH 41 DEGREES 45 MINUTES 21 SECONDS EAST, A DISTANCE OF 317.16 FEET TO A 6" CEDAR POST FOUND;
- 6) SOUTH 49 DEGREES 16 MINUTES 11 SECONDS EAST, A DISTANCE OF 370.56 FEET TO A 6" CEDAR POST FOUND;
- 7) SOUTH 32 DEGREES 42 MINUTES 48 SECONDS EAST, A DISTANCE OF 683.88 FEET TO A 2" IRON POST FOUND IN THE NORTHWEST LINE OF THE DAVID C. CHATHAM CALLED 200 ACRE TRACT AT THE EAST OR SOUTHEAST CORNER OF SAID 48.65 ACRE TRACT;

THENCE SOUTH 68 DEGREES 22 MINUTES 28 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 200 ACRE TRACT, A DISTANCE OF 1,256.62 FEET TO A POINT FOR CORNER IN NORTH SALADO CREEK FOR THE SOUTH CORNER OF SAID 48.65 ACRE TRACT;

THENCE ALONG THE APPROXIMATE MEANDERS OF NORTH SALADO CREEK, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 02 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 103.88 FEET;
- 2) NORTH 52 DEGREES 32 MINUTES 59 SECONDS WEST, A DISTANCE OF 74.51 FEET;
- 3) NORTH 84 DEGREES 29 MINUTES 41 SECONDS WEST, A DISTANCE OF 104.93 FEET;
- 4) SOUTH 85 DEGREES 34 MINUTES 15 SECONDS WEST, A DISTANCE OF 152.09 FEET;
- 5) NORTH 80 DEGREES 01 MINUTES 08 SECONDS WEST, A DISTANCE OF 219.02 FEET;

THENCE LEAVING SAID CREEK AND ALONG THE WEST LINE OF SAID 48.65 ACRE TRACT AND THE COMMON EAST LINE OF SAID ISBELL TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 04 DEGREES 30 MINUTES 33 SECONDS EAST, AT A DISTANCE OF 72.82 FEET PASS A 2" IRON POST, AND CONTINUING FOR A TOTAL DISTANCE OF 648.64 FEET TO A 6" CEDAR POST FOUND;
- 2) NORTH 02 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 642.48 FEET TO A 2" IRON POST FOUND;

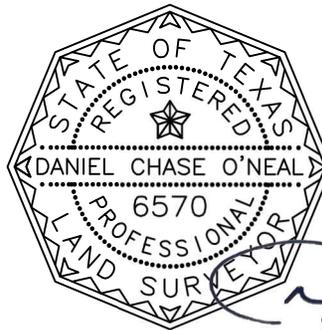


- 3) NORTH 04 DEGREES 10 MINUTES 56 SECONDS WEST, A DISTANCE OF 608.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.65 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE (4203).

I, DANIEL CHASE O MINUTES NEAL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED FROM ACTUAL SURVEYS MADE ON THE GROUND DURING THE MONTHS OF NOVEMBER AND DECEMBER 2022.

DANIEL CHASE O MINUTES NEAL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6570
O MINUTES NEAL SURVEYING COMPANY, LLC
TBPLS FIRM NO. 10194132

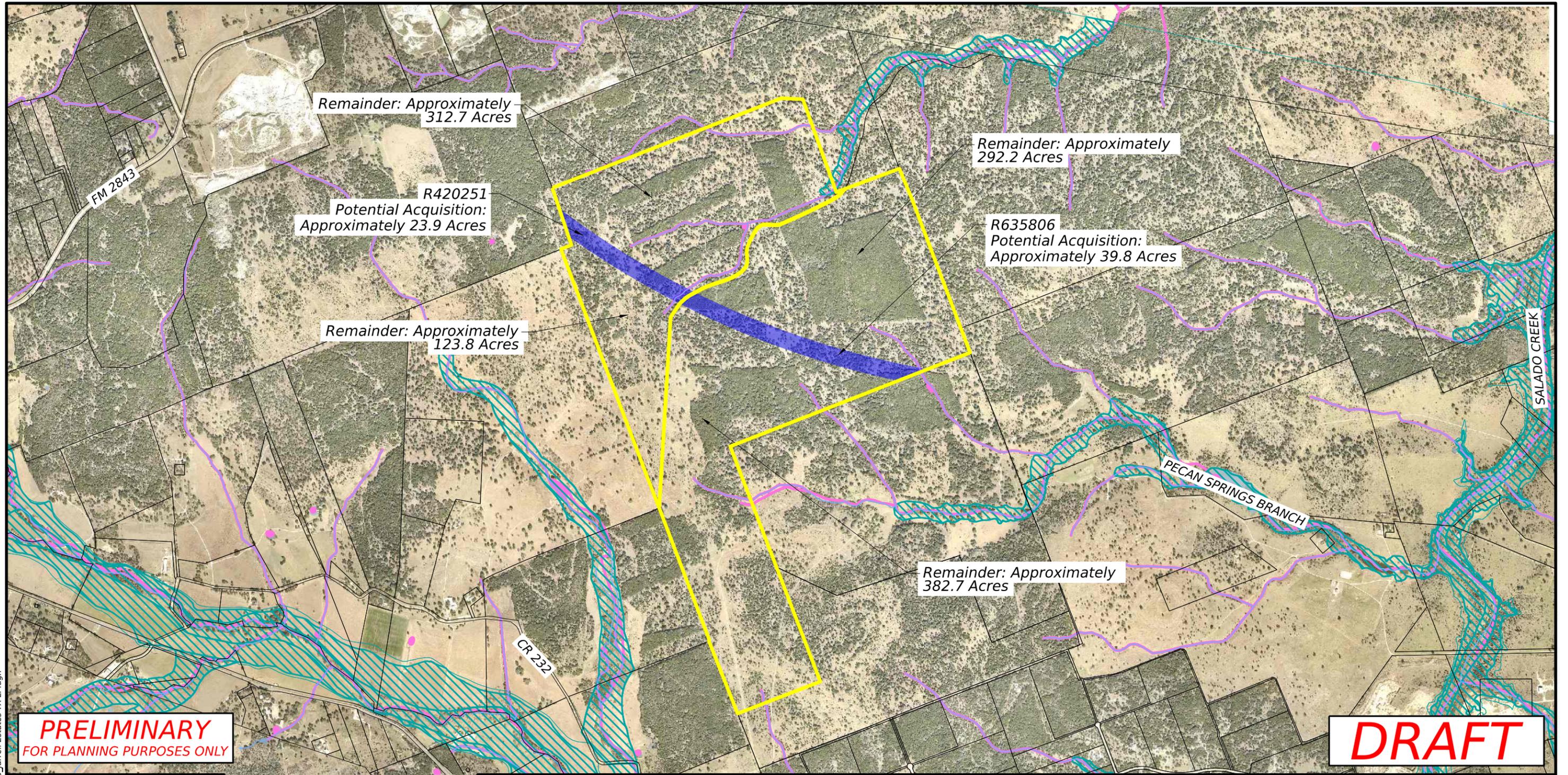


D. O'Neal
3.4.23

EXHIBIT B

Corridor J location

[attached]



DATE: 2/22/2023
FILE: ...CorridorJ1_ Exhibit_ R420251 & R635806_Jarrell Estates TX LP.dgn



- Property Boundary
- Potential ROW Acquisition
- Stream/River (USGS)
- 100 - Year Floodplain (Wilco)
- Open Water (USGS)
- Wetlands (USFWS)

- Residential Structure
 - Commercial Structure
 - Agricultural / Other Structure
- 0 400 2000
SCALE IN FEET
-

R420251
Current Acres: 460.37
Acquired Acres: 23.9
Remainder Acres: 436.5

Acres are based on Williamson County parcel line data and property records and are approximate.

R635806
Current Acres: 714.663
Acquired Acres: 39.8
Remainder Acres: 674.9

Acres are based on Williamson County parcel line data and property records and are approximate.

 WILLIAMSON COUNTY TEXAS
 WSB & ASSOCIATES, INC.
FIRM # 16849

Corridor J1
Parcels R420251 & R635806
JARRELL ESTATES TX LP
2/23/2023