

AGREEMENT FOR EXCHANGE AND GIFT OF REAL PROPERTY

Ronald Reagan Right of Way

THIS AGREEMENT FOR EXCHANGE AND GIFT OF REAL PROPERTY ("Agreement") is entered into as of the date set forth below by and between **C7 (II) RANCH, LTD.**, hereinafter referred to as "Donor," and the **WILLIAMSON COUNTY, TEXAS**, hereinafter referred to as "County".

IN CONSIDERATION of the mutual covenants set forth herein, Donor and County hereby agree as follows:

Section 1.1 Right of Way Exchange

The County and Donor agree to deliver executed counterparts of a duly acknowledged and executed Exchange Deed (the "Deed"), conveying and granting indefeasible title in and to the real property described therein, free and clear of any monetary liens and encumbrances after title inspection by County at its sole expense, in the form as shown in Exhibit "A" attached hereto. The Deed shall be fully executed, notarized, and delivered to County by Donor within fifteen (15) days following final approval and execution of this Agreement by County. The County agrees that it shall record the Deed in the Williamson County Official Records at its sole expense.

Donor further agrees to deliver to County a duly acknowledged and executed Drainage Easement, conveying and granting such interest in and to the real property described herein, free and clear of any monetary liens and encumbrances after title inspection by County at its sole expense, in the form as shown in Exhibit "A-1" attached hereto. The Drainage easement shall be fully executed notarized and delivered to County by Donor within fifteen (15) days following final approval and execution of this Agreement by County.

Section 1.2. Grant of Waterline Easements

As additional consideration for the Agreement, Donor shall convey and grant a waterline easement interest (the "Donor Easement") to the City of Georgetown in the form as shown in Exhibit "B" attached hereto and incorporated herein. The Easement shall be fully executed, notarized, and delivered to County by Donor within fifteen (15) days following final approval and execution of this Agreement by County. The County agrees that it shall record the Donor Easement in the Williamson County Official Records at its sole expense.

The parties agree that prior to recording of the Deed as indicated above, the County shall convey, grant and record a waterline easement interest (the "County Easement") to the City of Georgetown in the form as shown in Exhibit "C" attached hereto and incorporated herein.

Section 1.3. Proposed Median Crossing Construction

County agrees that as part of the design plans for the proposed Ronald Reagan Widening project ("Project") it shall include design specifications for additional left turn lane, median crossing and replacement driveway to the property of Donor, as shown in Exhibit "D" attached hereto and incorporated herein (the "Crossing").

The parties agree that the Crossing shall only be installed as part of the Project upon the prerequisite condition that Donor tender to County the amount of \$127,145.00 in good funds within thirty (30) days following the County's issuance of written Notice to Proceed to its Project construction contractor, along with a written request for the County to complete the construction of the proposed Crossing as set out herein in satisfaction of this Section.

Section 1.4. Temporary Construction Easement

By execution of this Agreement, Donor authorizes County, its contractors and agents to temporarily enter the remaining property of Donor in the location identified on Exhibit "E" attached hereto and incorporated herein, for the sole purpose of completing the replacement and reconstruction of Donor's existing driveway connection as identified in the Crossing plans. The temporary easement shall expire and be of no further effect, and all improvements thereon shall revert to ownership of Donor, upon completion of the Project.

Section 1.5. Fence acquisition/replacement reimbursement

As compensation for the acquisition of any fencing within the property conveyed to County in the Deed, and for the relocation or construction of fencing on the new property right of way property line after completion of the Deed, County shall pay Donor the amount of _\$17,597.00 within thirty (30) days following the full execution of this Agreement.

Section 2. Representations and Warranties. The County hereby represents and warrants that:

- a. County and donor accept the Property in the Deed **AS IS, IN ITS PRESENT CONDITION.**

Section 3. Donor's Duties, Representations and Warranties.

- a. Donor is responsible for all property taxes associated with the property described in the Deed which is being conveyed to the County up to and including the date of execution of the Deed for such property.
- b. Upon County's request Donor shall provide reasonable assistance, at no cost to Donor, to cause the County's Title Company to issue a policy of title insurance, with standard printed exceptions, to each Grantee for any of the property interests conveyed to the County of City of Georgetown as described herein. County shall be responsible for all typical closing fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Donor shall assist County and its Title Company with any curative measures or mortgage lien release required as a condition of the completion of the obligations of this paragraph.

- c. Donor may realize any proper tax benefit or future Road District reimbursement to which it is entitled through this gift of real property, and County shall provide any reasonable assistance requested by Donor to complete any required documentation for same.
- d. Donor understands and acknowledges that Donor has been informed of the entitlement to receive fair market value payment for the property conveyed in the Deed, as set out in Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601-4655), and the legal right to an appraisal, and is waiving those rights.

Section 4. Assigns; Beneficiaries. Neither the County nor Donor shall have the right to assign this Agreement to any party. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. This Agreement is for the sole benefit of Donor and County.

Section 5. Entire Agreement. This Agreement is the entire agreement between Donor and County concerning the gift of interest in the property described herein, and no modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on either party unless reduced to writing, and signed by the party to be bound.

Section 6. Choice of Law; Venue; Dispute Resolution. This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any action brought under or with regard to this Agreement or the breach of this Agreement is in *Williamson County*, Texas, except to the extent otherwise mandated by applicable law. Time permitting, the parties will submit in good faith to an alternative dispute resolution process before filing a suit concerning this Agreement or the breach of same.

EXECUTED BY the County and by Donor as follows:

[signature page follows]

DONOR:

C7 (II) RANCH, LTD.

By: Philip Coffin

Name: Philip Coffin

Its: Manager

Date: 02/26/2024

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell, Jr.
Bill Gravell, Jr. (Mar 6, 2024 13:41 CST)
Bill Gravell, Jr., County Judge

Date: Mar 6, 2024

EXHIBIT "A" TO LETTER AGREEMENT

Parcel 6

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

EXCHANGE DEED

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, WILLIAMSON COUNTY, TEXAS, whose address is 710 Main Street, Suite 101, Georgetown, Texas 78626 (herein referred to as "County"), is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference (collectively "Tract 1"); and

WHEREAS, C7(II) Ranch, Ltd. whose address is 21155 Ronald W. Reagan Blvd, Georgetown, Texas 78628 (herein referred to as "C7(II) RANCH"), is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibits "B-1 & B-2"**, attached hereto and incorporated herein by reference (collectively "Tract 2"); and

WHEREAS, for mutually beneficial purposes, County and C7(II) RANCH desire to exchange property, so that C7(II) RANCH will hereafter own Tract 1 and County will hereafter own Tract 2;

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS THAT for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to accomplish the exchange of Tract 1 and Tract 2:

(a) County has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 1 unto C7(II) RANCH, TO HAVE AND TO HOLD Tract 1, together with all improvements, rights, and appurtenances thereto unto C7(II) RANCH and its successors and assigns, forever; and County does hereby bind itself and its successors and assigns to warrant and forever defend Tract 1 unto C7(II) RANCH, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under County, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 1, and the liens securing payment of ad valorem taxes for the current and all subsequent years; and

(b) C7(II) RANCH has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 2 unto County, TO HAVE AND TO HOLD Tract 2, together with all improvements, rights, and

appurtenances thereto unto County and its successors and assigns, forever; and C7(II) RANCH does hereby bind itself and its successors, and assigns to warrant and forever defend Tract 2 unto County, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under C7(II) RANCH, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 2, and the liens securing payment of ad valorem taxes for the current and all subsequent years.

CONTROL OF ACCESS: Access on and off C7(II) RANCH'S remaining property and the Tract 1 property to and from the proposed roadway facility of County from the abutting remainder property shall be permitted except to the extent that such access is expressly prohibited by the provisions and in the locations of the designated Control of Access Line set out in Exhibits "B-1 & B-2". C7(II) RANCH acknowledges that such access on and off the County roadway facility is subject to regulation as may be determined by County, its successors and assigns to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

The Tract 2 property to County is being delivered in lieu of condemnation.

Any liens or claims that would arise in favor of any party by operation of law, or otherwise, due to Tract 1 and Tract 2 not being equal in size or value are expressly waived and released. This Exchange Deed may be executed simultaneously in two or more counterparts, each of which will be deemed an original, and all of which will constitute one and the same instrument.

* * *


EXECUTED AND DELIVERED by the undersigned effective as of
_____, 2024.

(signatures on following pages)

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

County:


WILLIAMSON COUNTY, TEXAS

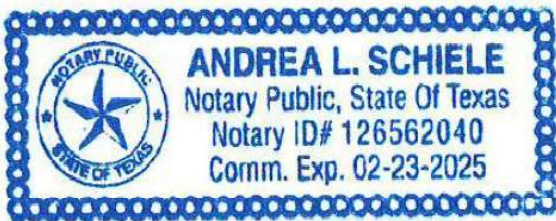
By: 
Bill Gravell, Jr., County Judge

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on Mar 6, 2024, 2024, by County Judge Bill Gravell, Jr., in the capacity and for the purposes and consideration recited herein.

(seal)


Notary Public Signature



COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

C7(II) RANCH:

C7(II) RANCH, LTD

By C7 Ranch, LLC General Partner

By: Philip Coffin

Name: Philip Coffin

Its: Manager

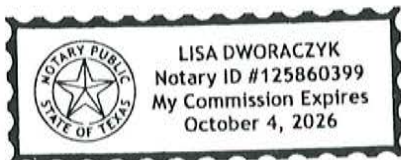
THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 26th day of February, 2024,
by Philip Coffin in the capacity and for the purposes and consideration
recited herein.

(seal)

Lisa Dworczyk
Notary Public Signature



County: Williamson
Parcel: 7R – Williamson County, Texas
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.911 ACRES (82,238 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.93 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 2004013918 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 1.911 ACRES (82,236 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 60.25 feet Left of Ronald Reagan Baseline Station 2493+76.72 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,212,261.53, E=3,080,441.27), being in the Easterly line in the remainder of a called 123.38 acre tract of land described in a Memorandum of Purchase Rights to The Pinnacle Development Group, L.L.C., in Document No. 2006036303 of said O.P.R.W.C.T. and the common existing West ROW line of Ronald Reagan Boulevard,;

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard and over and across said 18.93 acre tract, **South 16°41'49" East** a distance of **564.80** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 51.91 feet Left of Ronald Reagan Baseline Station 2488+15.75 set in the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract;

THENCE existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract the following three (3) courses and distances:

- 2) **North 59°17'20" West** a distance of **264.87** feet to a 1/2-inch rebar with illegible cap found 229.62 feet Left of Ronald Reagan Baseline Station 2490+08.81;
- 3) Along a curve to the **Right** having a radius of **8325.00** feet, an arc length of **376.90** feet, a delta angle of **02°35'38"**, and a chord which bears **North 15°18'35" West** a distance of **376.87** feet to a 1/2-inch rebar with illegible cap found 230.52 feet Left of Ronald Reagan Baseline Station 2493+75.30;

County: Williamson
Parcel: 7R – Williamson County, Texas
Highway: Ronald Reagan Boulevard

- 4) North 75°38'36" East a distance of 170.27 feet to the **POINT OF BEGINNING**, containing 1.911 acres (82,238 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

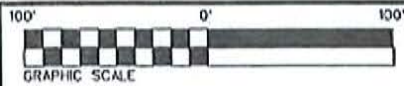
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, a Registered Profession 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 was determined by a survey made on the ground under my direct supervision.

Frank W. Funk 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642





PLAT TO ACCOMPANY PARCEL DESCRIPTION

N. SMITHWICK SURVEY
ABSTRACT No. 600

THE PINNACLE DEVELOPMENT GROUP, L.L.C.
(REMAINDER 123.38 ACRES)
DOC. NO. 2006036303
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES
N: 10,212,261.53
E: 3,080,441.27
STA 2493+76.72
OFF 60.25' LT

STA 2493+75.30
OFF 230.52' LT

ILLEGIBLE

(S77°21'30"W)
N75°38'36"E 170.27'

L1

SEE DETAIL "A"
SHEET 4

LEGEND

- ⊕ NAIL FOUND AS NOTED
- ▲ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

R.O.W. RIGHT OF WAY

() RECORD INFORMATION

EXISTING R.O.W. LINE
(C1)

(7R)

WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.

S16°11'49"E 564.80'

2491+00

PROPOSED R.O.W.

WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.

RONALD REAGAN BASELINE
SEE DETAIL "B"
SHEET 4

ILLEGIBLE

STA 2490+08.81
OFF 229.62' LT

N59°17'20"W 264.87'
(S57°33'30"E)

STA 2488+15.75
OFF 51.91' LT

PROPOSED R.O.W.

LINE DATA

LINE	BEARING	LENGTH
L1	S77°21'30"W	54.73'
L2	S57°33'30"E	72.58'

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02°35'38"	8325.00'	376.90'	N15°18'35"W 376.87'
(C1)	02°35'38"	8325.00'	376.90'	N15°18'35"W 376.87'

ISI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDP&S FIRM NO. 10001800
512-238-7901

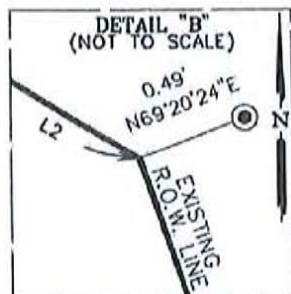
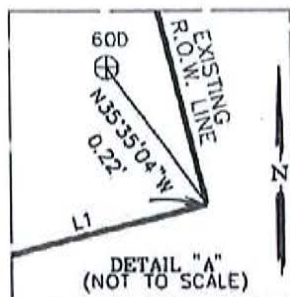
PARCEL PLAT SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/20/2023
PARCEL 7R
1.911 ACRES
82,238 Sq. Ft.
SHEET 3 OF 5



NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE (FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203).

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/31/2023
FRANK W. FUNK DATE
RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

03/20/2023
PARCEL 7R
1.911 ACRES
82,238 Sq. Ft.
SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168294
 ISSUED: DECEMBER 13, 2022
 EFFECTIVE DATE: DECEMBER 5, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.1, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
6. A PASSAGE EASEMENT GRANTED TO CHARLIE D. DYE AND WIFE, JO ANN W. DYE AS DESCRIBED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
7. A COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST AS DESCRIBED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TDELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 WILLIAMSON COUNTY, TEXAS

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

03/20/2023
 PARCEL 7R
 1.911 ACRES
 82,238 Sq. Ft.
 SHEET 5 OF 5

County: Williamson
Parcel: 6 Part 1 – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

EXHIBIT **B-1**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.3066 OF ONE ACRE (13,354 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 123.38 ACRE TRACT OF LAND DESCRIBED IN A MEMORANDUM OF PURCHASE RIGHTS TO THE PINNACLE DEVELOPMENT GROUP, L.L.C. IN DOCUMENT NO. 2006036303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.3066 OF ONE ACRE (13,354 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 40.00 feet Left of Ronald Reagan Baseline Station 2488+02.33 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,211,711.42, E=3,080,619.00), being in the Easterly line in the remainder of said 123.38 acre tract and the common existing West ROW line of Ronald Reagan Boulevard, from which a 1/2-inch rebar with illegible cap found for a corner of the remainder of said 123.38 acre tract and the existing West ROW line said Ronald Reagan Boulevard, bears North 59°17'20" West a distance of 282.87 feet;

- 1) **THENCE** with the North line of the remainder of said 123.38 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, **South 59°17'20" East** a distance of **54.58** feet to a Calculated Point for a corner of the remainder said 123.38 acre tract and being in the existing West ROW line of Ronald Reagan Boulevard, from which a 1/2-inch rebar with illegible cap found, bears North 69°20'42" East a distance of 0.49 feet;
- 2) **THENCE** with the East line of the remainder of said 123.38 acre tract and the common existing West ROW of said Ronald Reagan Boulevard, along a curve to the **Left** having a radius of **8,100.00** feet, an arc length of **346.34** feet, a delta angle of **02°26'59"**, and a chord which bears **South 19°35'15" East** a distance of **346.31** feet to a Calculated Point for the Southeast corner of the remainder said 123.38 acre tract and the common Northeast corner of a called 87.60 acre tract described in a Special Warranty Deed to CLI C7 Ranch Owner, LLC, in Document No. 2022052079 of said O.P.R.W.C.T., from which a 1/2-inch rebar with illegible cap found, bears North 70°56'40" East a distance of 0.48 feet;
- 3) **THENCE** with the South line of the remainder of said 123.38 acre tract and the common North line of said 87.60 acre tract, **South 70°56'40" West** a distance of **36.84** feet to a 1/2-inch rebar with aluminum cap stamped "CONTROL OF ACCESS" set 40.00 feet Left of Ronald Reagan Baseline Station 2484+16.23 in the proposed West ROW line of Ronald Reagan Boulevard for the Beginning of Control of Access (COA), from which a 1/2-inch rebar found for a corner of the remainder of said 123.38 acre tract and the common Southeast corner of Lot 1, Block T, SANTA RITA RANCH SECTION 9B, a subdivision of record in Document No. 2020060631 of said O.P.R.W.C.T., also being in the North line of said 87.60 acre tract, bears South 70°56'40" West a distance of 1006.65 feet;

County: Williamson
Parcel: 6 Part 1 – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

- 4) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard and over and across the remainder of said 123.38 acre tract, along a curve to the **Right** having a radius of **8,140.00** feet, passing at an arc length of 110.05 feet, a 1/2-inch rebar with aluminum cap stamped "CONTROL OF ACCESS" set 40.00 feet Left of Ronald Reagan Baseline Station 2485+25.74 for the End of COA, in all a total an arc length of **388.01** feet, a delta angle of **02°43'50"**, and a chord which bears **North 19°17'44" West** a distance of **387.97** feet to the **POINT OF BEGINNING**, containing 0.3066 (13,354 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

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

That I, Frank W. Funk, a Registered Profession 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 was determined by a survey made on the ground under my direct supervision.

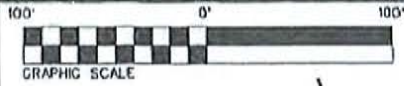
Frank W. Funk 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



EXHIBIT B-1

PLAT TO ACCOMPANY PARCEL DESCRIPTION



N. SMITHWICK SURVEY
ABSTRACT No. 500

ILLEGIBLE
EXISTING
R.O.W. LINE

(S57°33'30"E)
282.87'
N59°17'20"W

WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES
N: 10211711.42
E: 3080619.00
STA 2488+02.33
OFF 40.00' LT

STA 2487+61.38
OFF 4.04' LT
SEE DETAIL "A"
SHEET 4

6 PART 1

THE PINNACLE DEVELOPMENT GROUP, L.L.C.
(REMAINDER 123.38 ACRES)
DOC. NO. 2006036303
O.P.R.W.C.T.

LINE DATA		
LINE	BEARING	LENGTH
L1	S59°17'20"E	54.58'
L2	S70°56'40"W	36.84'

LOT 1, BLK. T
SANTA RITA RANCH SOUTH
SECTION 9B
DOC. NO. 2020060631
O.P.R.W.C.T.

END COA
STA 2485+25.74
OFF 40.00' LT

STA 2484+15.20
OFF 3.17' LT

SEE DETAIL "B"
SHEET 4

(N70°47'30"E)
S70°56'40"W
1006.65'

BEGIN COA
STA 2484+16.23
OFF 40.00' LT

CLI C7 RANCH OWNER, LLC
(87.80 ACRES)
DOC. NO. 2022052079
O.P.R.W.C.T.

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	2° 26' 59"	8100.00'	346.34'	S19° 35' 15"E 346.31'
(C1)		8100.00'	1837.53'	S23° 08' E 1833.59'
C2	2° 43' 50"	8140.00'	388.01'	N19° 17' 44"W 387.97'

ISI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 20 LIBERTY HILL, TX 78642
TDPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
THE PINNACLE DEVELOPMENT GROUP, L.L.C.

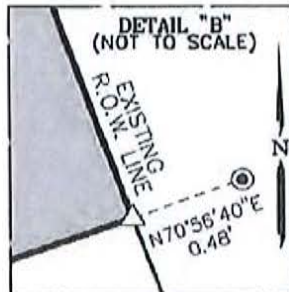
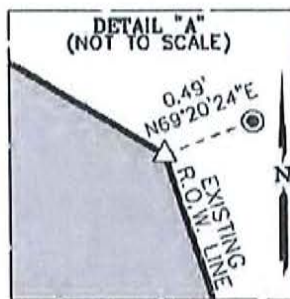
SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 6
PART 1
1.379 ACRES
60,069 Sq. Ft.
SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION



LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "CONTROL OF ACCESS"
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE
- ||—||— CONTROL OF ACCESS

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/31/2023
FRANK W. FUNK DATE
RPLS 6803



LSI LANDESIGN SERVICES, INC.

10020 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
THE PINNACLE DEVELOPMENT GROUP, L.L.C.

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 6
PART 1
0.3066 ACRES
13,354 Sq. Ft.
SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168294
 ISSUED: DECEMBER 13, 2022
 EFFECTIVE DATE: DECEMBER 5, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.1, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
6. A PASSAGE EASEMENT GRANTED TO CHARLIE D. DYE AND WIFE, JO ANN W. DYE AS DESCRIBED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
7. A COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST AS DESCRIBED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBEPLS FIRM NO. 10091800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 THE PINNACLE DEVELOPMENT GROUP, LLC

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

10/28/2022
 PARCEL 6
 PART 1
 1.379 ACRES
 60,069 Sq. Ft.
 SHEET 5 OF 5

County: Williamson
Parcel: 6 Part 2 – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

EXHIBIT **B-2**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.7185 OF ONE ACRE (31,298 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 123.38 ACRE TRACT OF LAND DESCRIBED IN A MEMORANDUM OF PURCHASE RIGHTS TO THE PINNACLE DEVELOPMENT GROUP, L.L.C. IN DOCUMENT NO. 2006036303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.7185 OF ONE ACRE (31,298 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 60.25 feet Left of Ronald Reagan Baseline Station 2493+76.72 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,212,261.53, E=3,080,441.27), being in the Easterly line in the remainder of said 123.38 acre tract and the common existing West ROW line of Ronald Reagan Boulevard, from which a 1/2-inch rebar with illegible cap found for a corner of the remainder of said 123.38 acre tract and the existing West ROW line said Ronald Reagan Boulevard, bears South 75°38'36" West a distance of 170.27 feet;

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard and over and across the remainder of said 123.38 acre tract, along a curve to the **Right** having a radius of **8,160.00** feet, an arc length of **593.86** feet, a delta angle of **04°10'11"**, and a chord which bears **North 11°29'03" West** a distance of **593.73** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 57.17 feet Left of Ronald Reagan Baseline Station 2499+66.29 in the North line of the remainder of said 123.38 acre tract and the common South line of Lot 1, SANTA RITA PARK, a subdivision of record in Document No. 2008080497 of said O.P.R.W.C.T., from which a 1/2-inch rebar found for a corner of the remainder of said 123.38 acre tract and a common corner of Lot 49, Block T, SANTA RITA RANCH SOUTH, SECTION 9A, a subdivision of record recorded in Document No. 2020004350 of said O.P.R.W.C.T., also being in the South line of said Lot 1, bears South 69°02'24" West a distance of 819.03 feet;
- 2) **THENCE** with the North line of the remainder of said 123.38 acre tract and the common South line of said Lot 1, **North 69°02'24" East** at a distance of 50.99 feet passing a 1/2-inch rebar with illegible cap found and continuing for a total distance of **51.19** feet to a Calculated Point for the Northeast corner of the remainder of said 123.38 acre tract and the common Southeast corner of said Lot 1;

County: Williamson
Parcel: 6 Part 2 – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

- 3) **THENCE** with the East line of the remainder 123.38 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, along a curve to the **Left** having a radius of **8,100.00** feet, an arc length of **599.56** feet, a delta angle of **04°14'28"**, and a chord which bears **South 11°52'58" East** a distance of **599.42** feet to a Calculated Point for a corner of the remainder of said 123.38 acre tract, from which a 60D nail found, bears **North 35°35'04" West** a distance of **0.22** feet;
- 4) **THENCE** with the East line of the remainder of said 123.38 acre tract the common existing West ROW line of said Ronald Reagan Boulevard, **South 75°38'36" West** a distance of **54.73** feet to the **POINT OF BEGINNING**, containing **0.7185 (31,298 Square Feet)** of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

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

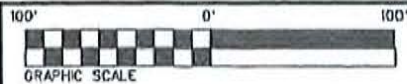
That I, Frank W. Funk, a Registered Profession Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



N. SMITHWICK SURVEY
ABSTRACT No. 590

LOT 1
SANTA RITA PARK
DOC. NO. 2008080497
CABINET FF, SLIDE 132-133
O.P.R.W.C.T.

LOT 49, BLOCK T
SANTA RITA RANCH SOUTH
SECTION 9A
DOCUMENT NO. 2020004350
O.P.R.W.C.T.

THE PINNACLE DEVELOPMENT GROUP, L.L.C.
(REMAINDER 123.38 ACRES)
DOC. NO. 2006036303
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
(50.016 ACRES)
DOC. NO. 2004032994
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.

SBRR10
PI STATION = 2485+16.19
NORTHING = 10,212,425.28'
EASTING = 3,080,728.64'
DELTA = 37° 31' 24" (RT)
RADIUS = 8,100.00'
D = 0° 42' 26"
TANGENT = 2,751.42'
LENGTH = 5,304.73'

LEGEND

- ⊕ NAIL FOUND AS NOTED
- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- SURVEY LINE

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	4° 10' 11"	8160.00'	593.86'	N11° 29' 03"W 593.73'
C2	4° 14' 28"	8100.00'	599.56'	S11° 52' 58"E 599.42'
(C1)		8100.00'	599.43'	S10° 10' 45"E 599.30'

LINE DATA		
LINE	BEARING	LENGTH
L1	N69° 02' 24"E	51.19'
L2	S75° 38' 36"W	54.73'

ILLEGIBLE

P.O.B.
GRID COORDINATES
N: 10,212,261.53'
E: 3,080,441.27'
STA 2493+76.72
OFF 60.25' LT

SEE DETAIL "B"
SHEET 4

ISI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TELEPHONE NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
THE PINNACLE DEVELOPMENT GROUP, L.L.C.

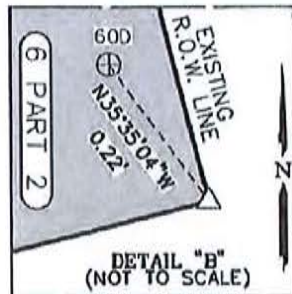
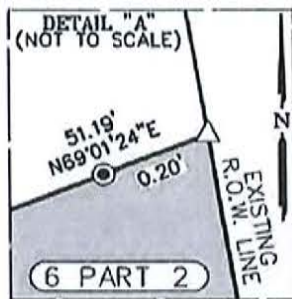
SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 6
PART 2
0.7185 ACRES
31,298 Sq. Ft.
SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION



NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE (FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203).

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/31/2023
FRANK W. FUNK DATE
RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
THE PINNACLE DEVELOPMENT GROUP, L.L.C.

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022

PARCEL 6
PART 2

0.7185 ACRES
31,298 Sq. Ft.

SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168294
 ISSUED: DECEMBER 13, 2022
 EFFECTIVE DATE: DECEMBER 5, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.1, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
6. A PASSAGE EASEMENT GRANTED TO CHARLIE D. DYE AND WIFE, JO ANN W. DYE AS DESCRIBED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
7. A COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST AS DESCRIBED IN VOLUME 1108, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT; RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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) (NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TDELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 THE PINNACLE DEVELOPMENT GROUP, LLC

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

10/28/2022
 PARCEL 6
 PART 2
 0.7185 ACRES
 31,298 Sq. Ft.

SHEET 5 OF 5

EXHIBIT "A-1" TO LETTER AGREEMENT

DRAINAGE EASEMENT

Ronald Reagan Widening (Segment B)

THE STATE OF TEXAS

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That **C7 (II) RANCH, LTD.**, his successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

All of that certain 0.0546 acre (2,377 square feet) tract of land, more or less, being out of the N. Smithwick Survey, Abstract No. 590, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 6P2-E).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

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

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

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

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

EXECUTED on this the 21st day of February, 2024.

[signature page follows]

GRANTOR:

C7 (II) RANCH, LTD.

C7 Ranch LLC, General Partner

By: *Philip Coffin*

Name: *Philip Coffin*

Title: *Manager*

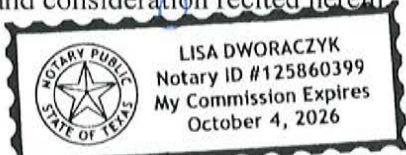
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the *26th* day of *February*, 2024 by *Philip Coffin*, in the capacity and for the purposes and consideration recited herein.



Lisa Dworaczyk
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

County: Williamson
Parcel: 6 Part 2 E – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0546 OF ONE ACRE (2,377 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 123.38 ACRE TRACT OF LAND DESCRIBED IN A MEMORANDUM OF PURCHASE RIGHTS TO THE PINNACLE DEVELOPMENT GROUP, L.L.C. IN DOCUMENT NO. 2006036303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0546 OF ONE ACRE (2,377 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 60.25 feet Left of Ronald Reagan Baseline Station 2493+76.72 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,212,261.53, E=3,080,441.27), being in the Easterly line in the remainder of said 123.38 acre tract and the common existing West ROW line of Ronald Reagan Boulevard;

- 1) **THENCE** with the East line of the remainder of said 123.38 acre tract and the common ROW line of said Ronald Reagan Boulevard, **South 75°38'36" West** a distance of **27.00** feet to a Calculated Point 87.25 feet Left of Ronald Reagan Baseline Station 2493+76.49, from which a 1/2-inch rebar with illegible cap found for a corner of the remainder of said 123.38 acre tract and the existing West ROW line said Ronald Reagan Boulevard, bears **South 75°38'36" West** a distance of **143.27** feet;

THENCE over and across the remainder of said 123.38 acre tract, the following three (3) courses and distances;

- 2) Along a curve to the **Right** having a radius of **8,187.00** feet, an arc length of **88.37** feet, a delta angle of **00°37'06"**, and a chord which bears **North 13°15'45" West** a distance of **88.37** feet to a Calculated Point 86.80 feet Left of Ronald Reagan Baseline Station 2494+63.92;
- 3) **North 77°02'48" East** at a distance of **27.00** feet to a Calculated Point in the proposed West ROW line of said Ronald Reagan Boulevard 59.80 feet Left of Ronald Reagan Baseline Station 2494+63.78;

County: Williamson
Parcel: 6 Part 2 E – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

- 4) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard over and across of the remainder of said 123.38 acre tract, long a curve to the **Left** having a radius of **8,160.00** feet, an arc length of **87.71** feet, a delta angle of **00°36'57"**, and a chord which bears **South 13°15'40" East** a distance of **87.71** feet to the **POINT OF BEGINNING**, containing **0.0546** (2,377 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

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

That I, Frank W. Funk, a Registered Profession 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 was determined by a survey made on the ground under my direct supervision.

Frank W. Funk 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	0° 37' 6"	8187.00'	88.37'	N13° 15' 45"W 88.37'
C2	0° 36' 57"	8160.00'	87.71'	S13° 15' 40"E 87.71'

LINE DATA		
LINE	BEARING	LENGTH
L1	S75° 38'36"W	27.00'
L2	N77° 02'48"E	27.00'

N. SMITHWICK SURVEY
ABSTRACT No. 590

LEGEND

- | | |
|-------------|---|
| △ | CALCULATED POINT |
| ⊙ | 1/2-INCH REBAR WITH ALUMINUM
CAP STAMPED "WILLIAMSON COUNTY" SET
(UNLESS OTHERWISE NOTED) |
| ⊙ | 1/2-INCH REBAR FOUND WITH CAP
STAMPED AS NOTED |
| O.P.R.W.C.T | OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT OF WAY |
| () | RECORD INFORMATION |
| —P— | PROPERTY LINE |
| — — | SURVEY LINE |
- THE PINNACLE D
(REMAIN
DOC.

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. COORDINATES, DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THER MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

FRANK W. FUNK 03/31/2023
RPLS 6803 DATE



WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
THE PINNACLE DEVELOPMENT GROUP, LLC

SCALE
1" = 50'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 6
PART 2 E
0.0546 ACRES
2,377 Sq. Ft.

SHEET 3 OF 4

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY

GF NO. T-168294

ISSUED: DECEMBER 13, 2022

EFFECTIVE DATE: DECEMBER 5, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.1, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
6. A PASSAGE EASEMENT GRANTED TO CHARLIE D. DYE AND WIFE, JO ANN W. DYE AS DESCRIBED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
7. A COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST AS DESCRIBED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(SHOWN HEREON)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 73642
TDELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
THE PINNACLE DEVELOPMENT GROUP, LLC

SCALE
1" = 50'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 6
PART 2 E
0.0546 ACRES
2,377 Sq. Ft.

SHEET 4 OF 4

EXHIBIT "B" TO LETTER AGREEMENT

RR Widening—Parcel 6

WATER LINE EASEMENT

STATE OF TEXAS

§

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

This Water Line Easement Agreement (this "Agreement") is made on the ____ day of _____, 2024, at Georgetown, Texas, between **C7 (II) RANCH, LTD.**, whose address is _____ (hereinafter referred to as "Grantor"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as "Grantee").

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the "Easement") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of a water line and related facilities (collectively, the "Facilities") on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and by diagram in **Exhibit B** attached hereto and made a part hereof for all purposes (the "Property").

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Property; and (3) the right to remove from the Property all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof by, through or under Grantor, but not otherwise.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant. Grantor reserves the right, subject to the following conditions,
 - (a) to construct the following improvements within the Property (collectively, "Grantor Improvements"): driveways, roads, curbing, landscaping (groundcover, shrubbery and ornamental trees), irrigation lines, pedestrian trails and sidewalks, paved surface parking spaces, and shallow drainage ditches, *provided that* any Grantor Improvements installed within the Easement Area require a License to Encroach issued by the Grantee; and
 - (b) to install utilities, including water, wastewater, gas, telecommunication, and electrical lines ("Utility Improvements"), across the Property, which utilities will be located at a generally perpendicular angle to the Facilities, provided that any Utility Improvements installed within the Property require a License to Encroach issued by the Grantee.

Any License to Encroach will be reviewed under the standards set forth in 3.21.040 of the City of Georgetown's Unified Development Code, as the same may be amended from time to time.

7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

[signature pages follow]

RR Widening—Parcel 6

GRANTOR:

C7 (II) RANCH, LTD.

C7 Ranch, LLC, its General Partner

By: Philip Coffin

Name: Philip Coffin

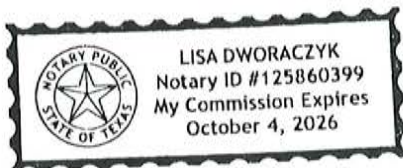
Title: Manager

STATE OF TEXAS

§
§
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 2nd day of February, 2024 by Philip Coffin, the manager of C7 (II) RANCH, LTD., in the capacity and for the purposes and consideration recited herein.



Lisa Dworaczyk
Notary Public, State of Texas

GRANTEE:

City of Georgetown, Texas, a Texas
home-rule municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 2024,
by _____, the _____ of City of Georgetown, Texas, a Texas
home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

_____, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:

City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627

County: Williamson
Parcel: 6E Part 1 - C7 (II) RANCH, LTD.
Highway: Ronald Reagan Boulevard

EXHIBIT **A-1**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.1916 OF ONE ACRE (8,347 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A CORRECTION WARRANTY DEED TO C7 (II) RANCH, LTD RECORDED IN DOCUMENT NO. 2004013917 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), ALSO DESCRIBED AS A PORTION OF THE REMAINDER OF A CALLED 123.38 ACRE TRACT OF LAND IN A MEMORANDUM OF PURCHASE RIGHTS TO THE PINNACLE DEVELOPMENT GROUP, L.L.C. IN DOCUMENT NO. 2006036303 OF SAID O.P.R.W.C.T., SAID 0.1916 OF ONE ACRE (8,347 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 40.00 feet Left of Ronald Reagan Baseline Station 2488+02.33 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,211,711.27, E=3,080,618.95), being in the Easterly line in the remainder of said 123.38 acre tract and the common existing West ROW line of Ronald Reagan Boulevard;

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard and over and across the remainder of said 123.38 acre tract, along a curve to the **Left** having a radius of **8,140.00** feet, an arc length of **388.01** feet, a delta angle of **02°43'50"**, and a chord which bears **South 19°17'44" East** a distance of **387.97** feet to a 1/2-inch rebar with aluminum cap stamped "CONTROL OF ACCESS" set 40.00 feet Left of Ronald Reagan Baseline Station 2484+16.23 in the South line of the remainder of said 123.38 acre tract and the common North line of a called 87.60 acre tract described in a Special Warranty Deed to CLI C7 Ranch Owner, LLC, in Document No. 2022052079 of said O.P.R.W.C.T.;
- 2) **THENCE** with the South line of the remainder of said 123.38 acre tract and the common North line of said 87.60 acre tract, **South 70°56'40" West** a distance of **20.01** feet to a Calculated Point 60.00 feet Left of Ronald Reagan Baseline Station 2484+16.78, from which a 1/2-inch rebar found for a corner of the remainder of said 123.38 acre tract and the common Southeast corner of Lot 1, Block T, SANTA RITA RANCH SECTION 9B, a subdivision of record in Document No. 2020060631 of said O.P.R.W.C.T., also being in the North line of said 87.60 acre tract, bears **South 70°56'40" West** a distance of **986.64** feet;

THENCE over and across the remainder of said 123.38 acre tract, the following three (3) courses and distances:

- 3) Along a curve to the **Right** having a radius of **8,160.00** feet, an arc length of **380.84** feet, a delta angle of **02°40'27"**, and a chord which bears **North 19°19'12" West** a distance of **380.81** feet to a Calculated Point 60.00 feet Left of Ronald Reagan Baseline Station 2487+94.83;

County: Williamson
Parcel: 6E Part 1 – C7 (II) RANCH, LTD.
Highway: Ronald Reagan Boulevard

- 4) North $59^{\circ}17'20''$ West a distance of 18.26 feet to a Calculated Point 72.06 feet Left of Ronald Reagan Baseline Station 2488+08.42;
- 5) North $16^{\circ}41'49''$ West a distance of 29.55 feet to a Calculated Point in the Easterly line in the remainder of said 123.38 acre tract and the common existing West ROW line of Ronald Reagan Boulevard 71.50 feet Left of Ronald Reagan Baseline Station 2488+37.71, from which a 1/2-inch rebar with illegible cap found for a corner of the remainder of said 123.38 acre tract and the existing West ROW line said Ronald Reagan Boulevard, bears North $59^{\circ}17'20''$ West a distance of 235.31 feet;
- 6) THENCE with the Easterly line of the remainder of said 123.38 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, South $59^{\circ}17'20''$ East a distance of 47.56 feet to the POINT OF BEGINNING, containing 0.1916 of one acre (8,347 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

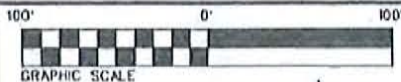
Frank W. Funk 02/06/2024

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



EXHIBIT " B-1

PLAT TO ACCOMPANY EASEMENT DESCRIPTION



N. SMITHWICK SURVEY
ABSTRACT No. 580

C7 (II) RANCH, LTD.
DOC. NO. 2004013917
O.P.R.W.C.T.

ALSO DESCRIBED IN MEMORANDUM OF PURCHASE RIGHTS TO
THE PINNACLE DEVELOPMENT GROUP, L.L.C.
(REMAINDER 123.38 ACRES)
DOC. NO. 2006036303
O.P.R.W.C.T.

LINE DATA		
LINE	BEARING	LENGTH
L1	S59° 17' 20"E	54.58'
L2	N70° 56' 40"E	36.84'
L3	S70° 56' 40"W	20.01'
L4	N59° 17' 20"W	18.26'
L5	N16° 41' 49"W	29.55'
L6	S59° 17' 20"E	47.56'

LOT 1, BLK. T

SANTA RITA RANCH SOUTH
SECTION 9B
DOC. NO. 2020060631
O.P.R.W.C.T.

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	02° 43' 50"	8140.00'	388.01'	S19° 17' 44"E 387.97'
C2	02° 40' 27"	8160.00'	380.84'	N19° 19' 12"W 380.81'

CLI C7 RANCH OWNER, LLC
(87.60 ACRES)
DOC. NO. 2022052079
O.P.R.W.C.T.

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP/ELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
C7 (II) RANCH, LTD.

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

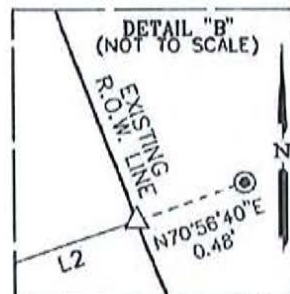
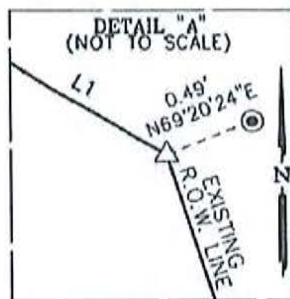
02/06/2024

PARCEL 6E
PART 1

0.1916 ACRES
8,347 Sq. Ft.

SHEET 3 OF 5

PLAT TO ACCOMPANY EASEMENT DESCRIPTION



LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "CONTROL OF ACCESS"
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P — PROPERTY LINE
- — — SURVEY LINE
- || — || — CONTROL OF ACCESS

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 02/06/2024
FRANK W. FUNK DATE
RPLS 6803



ISI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
C7 (II) RANCH, LTD

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

02/06/2024
PARCEL 6E
PART 1
0.1916 ACRES
8,347 Sq. Ft.
SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168294
 ISSUED: APRIL 3, 2023
 EFFECTIVE DATE: MARCH 24, 2023

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED
 COMMITMENT FOR TITLE INSURANCE WERE
 REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL
 RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE
 ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH
 AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN
 INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON
 COUNTY, TEXAS.

ITEMS 10.1, 10.6, 10.7, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY
 MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 48, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TDPELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

C7 (II) RANCH, LTD.

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

02/06/2024
 PARCEL 6
 PART 1 E

0.1916 ACRES
 8,347 Sq. Ft.

SHEET 5 OF 5

County: Williamson
Parcel: 6E Part 2 - C7 (II) RANCH, LTD.
Highway: Ronald Reagan Boulevard

EXHIBIT **A-2**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2721 OF ONE ACRE (11,853 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A CORRECTION WARRANTY DEED TO C7 (II) RANCH, LTD RECORDED IN DOCUMENT NO. 2004013917 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), ALSO DESCRIBED AS A PORTION OF THE REMAINDER OF A CALLED 123.38 ACRE TRACT OF LAND IN A MEMORANDUM OF PURCHASE RIGHTS TO THE PINNACLE DEVELOPMENT GROUP, L.L.C. IN DOCUMENT NO. 2006036303 OF SAID O.P.R.W.C.T., SAID 0.2721 OF ONE ACRE (11,853 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 60.25 feet Left of Ronald Reagan Baseline Station 2493+76.72 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,212,261.38, E=3,080,441.22), being in the Easterly line in the remainder of said 123.38 acre tract and the common existing West ROW line of Ronald Reagan Boulevard;

- 1) **THENCE** with the East line of the remainder of said 123.38 acre tract the common existing West ROW line of said Ronald Reagan Boulevard, **South 75°38'36" West** a distance of **20.00** feet to a Calculated Point 80.25 feet Left of Ronald Reagan Baseline Station 2493+76.55, from which a 1/2-inch rebar with illegible cap found for a corner of the remainder of said 123.38 acre tract and the existing West ROW line said Ronald Reagan Boulevard, bears South 75°38'36" West a distance of 150.27 feet;

THENCE over and across the remainder of said 123.38 acre tract, the following two (2) courses and distances:

- 2) Along a curve to the **Right** having a radius of **8,180.00** feet, an arc length of **573.78** feet, a delta angle of **04°01'08"**, and a chord which bears **North 11°33'42" West** a distance of **573.66** feet to a Calculated Point 77.28 feet Left of Ronald Reagan Baseline Station 2499+44.79;
- 3) **North 30°45'33" West** a distance of **17.62** feet to a Calculated Point, 83.59 feet Left of Ronald Reagan Baseline Station 2499+61.09 in the North line of the remainder of said 123.38 acre tract and the common South line of Lot 1, SANTA RITA PARK, a subdivision of record in Document No.2008080497 of said O.P.R.W.C.T., from which a 1/2-inch rebar found for a corner of the remainder of said 123.38 acre tract and a common corner of Lot 49, Block T, SANTA RITA RANCH SOUTH, SECTION 9A, a subdivision of record in Document No. 2020004350 of said O.P.R.W.C.T., also being in the South line of said Lot 1, bears South 69°02'24" West a distance of 792.09 feet,;



County: Williamson
Parcel: 6E Part 2 – C7 (II) RANCH, LTD.
Highway: Ronald Reagan Boulevard

- 4) **THENCE** with the North line of the remainder of said 123.38 acre tract and the common South line of said Lot 1, **North 69°02'24" East** a distance of **20.30** feet to a Calculated Point 63.68 feet Left of Ronald Reagan Baseline Station 2499+65.01;

THENCE over and across the remainder of said 123.38 acre tract, the following two (2) courses and distances;

- 5) **South 30°45'33" East** a distance of 17.92 feet to a Calculated Point, 57.26 feet Left of Ronald Reagan Baseline Station 2499+48.41 in the proposed West ROW line of said Ronald Reagan Boulevard;
- 6) Along a curve to the **Left** having a radius of **8,160.00** feet, an arc length of **575.84** feet, a delta angle of **04°02'36"**, and a chord which bears **South 11°32'51" East** a distance of **575.72** feet to the **POINT OF BEGINNING**, containing 0.2721 (11,853 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

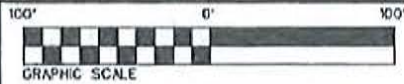
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

Frank W. Funk 02/06/2024

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642





PLAT TO ACCOMPANY EASEMENT DESCRIPTION

N. SMITHWICK SURVEY
ABSTRACT No. 590

LOT 1
SANTA RITA PARK
DOC. NO. 2008080497
O.P.R.W.C.T.

LOT 49, BLOCK T
SANTA RITA RANCH SOUTH
SECTION 9A
DOCUMENT NO. 2020004350
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
(50.016 ACRES)
DOC. NO. 2004032994
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.

LEGEND

- ⊕ NAIL FOUND AS NOTED
△ CALCULATED POINT
⊗ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
● 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
() RECORD INFORMATION
—P— PROPERTY LINE
—S— SURVEY LINE

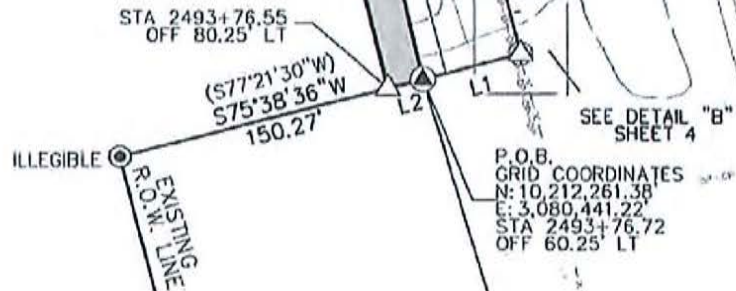
C7 (II) RANCH, LTD.
DOC. NO. 2004013917
O.P.R.W.C.T.
ALSO DESCRIBED IN
MEMORANDUM OF PURCHASE
RIGHTS TO
THE PINNACLE DEVELOPMENT
GROUP, L.L.C.
(REMAINDER 123.38 ACRES)
DOC. NO. 2006036303
O.P.R.W.C.T.

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	4° 01' 08"	8180.00'	573.78'	N11° 33' 42"W 573.66'
C2	4° 02' 36"	8160.00'	575.84'	S11° 32' 51"E 575.72'

LINE DATA

LINE	BEARING	LENGTH
L1	N75° 38' 36"E	54.73'
L2	S75° 38' 36"W	20.00'
L3	N30° 45' 33"W	17.62'
L4	N69° 02' 24"E	20.30'
L5	N69° 02' 24"E	6.64'
L6	N69° 02' 24"E	51.19'
L7	S30° 45' 33"E	17.92'



ISI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP&LS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
C7 (II) RANCH, LTD.

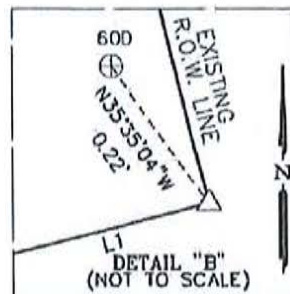
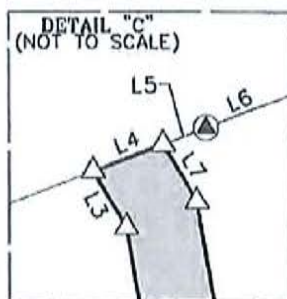
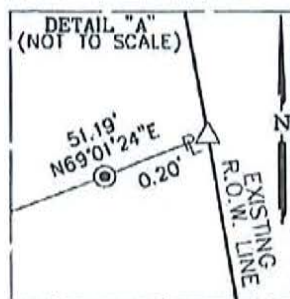
SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

02/06/2024
PARCEL 6E
PART 2
0.2721 ACRES
11,853 Sq. Ft.
SHEET 3 OF 5

PLAT TO ACCOMPANY EASEMENT DESCRIPTION



NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 02/06/2024
FRANK W. FUNK DATE
RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
C7 (II) RANCH, LTD.

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

02/06/2024
PARCEL 6E
PART 2
0.2721 ACRES
11,853 Sq. Ft.
SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168294
 ISSUED: APRIL 3, 2023
 EFFECTIVE DATE: MARCH 24, 2023

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED
 COMMITMENT FOR TITLE INSURANCE WERE
 REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL
 RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE
 ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH
 AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN
 INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON
 COUNTY, TEXAS.

ITEMS 10.1, 10.6, 10.7, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY
 MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TDELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

C7 (II) RANCH, LTD.

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

02/06/2024

PARCEL 6E
 PART 2

0.2721 ACRES
 11,853 Sq. Ft.

SHEET 5 OF 5

EXHIBIT "C" TO LETTER AGREEMENT

RR Widening—Parcel 7R

WATER LINE EASEMENT

STATE OF TEXAS

§

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

This Water Line Easement Agreement (this "Agreement") is made on the ____ day of _____, 2024, at Georgetown, Texas, between **WILLIAMSON COUNTY, TEXAS**, whose address is 710 Main Street, Georgetown, Texas 78626 (hereinafter referred to as "Grantor"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as "Grantee").

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the "Easement") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of a water line and related facilities (collectively, the "Facilities") on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and by diagram in **Exhibit B** attached hereto and made a part hereof for all purposes (the "Property").

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Property; and (3) the right to remove from the Property all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof by, through or under Grantor, but not otherwise.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant. Grantor reserves the right, subject to the following conditions,
 - (a) to construct the following improvements within the Property (collectively, "Grantor Improvements"): driveways, roads, curbing, landscaping (groundcover, shrubbery and ornamental trees), irrigation lines, pedestrian trails and sidewalks, paved surface parking spaces, and shallow drainage ditches, *provided that* any Grantor Improvements installed within the Easement Area require a License to Encroach issued by the Grantee; and
 - (b) to install utilities, including water, wastewater, gas, telecommunication, and electrical lines ("Utility Improvements"), across the Property, which utilities will be located at a generally perpendicular angle to the Facilities, provided that any Utility Improvements installed within the Property require a License to Encroach issued by the Grantee.

Any License to Encroach will be reviewed under the standards set forth in 3.21.040 of the City of Georgetown's Unified Development Code, as the same may be amended from time to time.

7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

[signature pages follow]

RR Widening—Parcel 7R

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

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

Notary Public, State of Texas

GRANTEE:

City of Georgetown, Texas, a Texas
home-rule municipal corporation

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 2024,
by _____, the _____ of City of Georgetown, Texas, a Texas
home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

_____, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:
City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627

County: Williamson
Parcel: 7E- Williamson County, Texas
Highway: Ronald Reagan Boulevard

EXHIBIT **A**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2545 OF ONE ACRE (11,087 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.93 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 2004013918 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.2545 OF ONE ACRE (11,087 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 60.25 feet Left of Ronald Reagan Baseline Station 2493+76.72 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,212,261.53, E=3,080,441.27), being in the Easterly line of a tract of land described in a Correction Warranty Deed to C7 (II) RANCH, LTD recorded in Document No. 2004013917 of the O.P.R.W.C.T., also described as a portion of the remainder of a called 123.38 acre tract of land in a Memorandum of Purchase Rights to the Pinnacle Development Group, L.L.C. in Document No. 2006036303 of said O.P.R.W.C.T. and the common existing West ROW line of Ronald Reagan Boulevard,;

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard and over and across said 18.93 acre tract, **South 16°41'49" East** a distance of **564.80** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 51.91 feet Left of Ronald Reagan Baseline Station 2488+15.75 set in the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract;
- 2) **THENCE** with the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract, **North 59°17'20" West** a distance of **29.55** feet to a Calculated Point, 71.50 feet Left of Ronald Reagan Baseline Station 2488+37.71, from which a 1/2-inch rebar with illegible cap found in the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract, bears North 59°17'20" West a distance of 235.32 feet;
- 3) **THENCE** over and across said 18.93 acre tract, **North 16°41'49" West** a distance of **543.86** feet to a Calculated Point in the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract, 80.27 feet Left of Ronald Reagan Baseline Station 2493+76.55, from which a 1/2-inch rebar with illegible cap found in the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract, bears South 75°38'36" West a distance of 150.25 feet;

County: Williamson
Parcel: 7R E – Williamson County, Texas
Highway: Ronald Reagan Boulevard

- 4) **THENCE** with the existing West ROW line of said Ronald Reagan Boulevard and the common East line of the remainder of said 123.38 acre tract, **North 75°38'36" East** a distance of **20.02** feet to the **POINT OF BEGINNING**, containing 0.2545 of one acre (11,087 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

 02/06/2024

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642





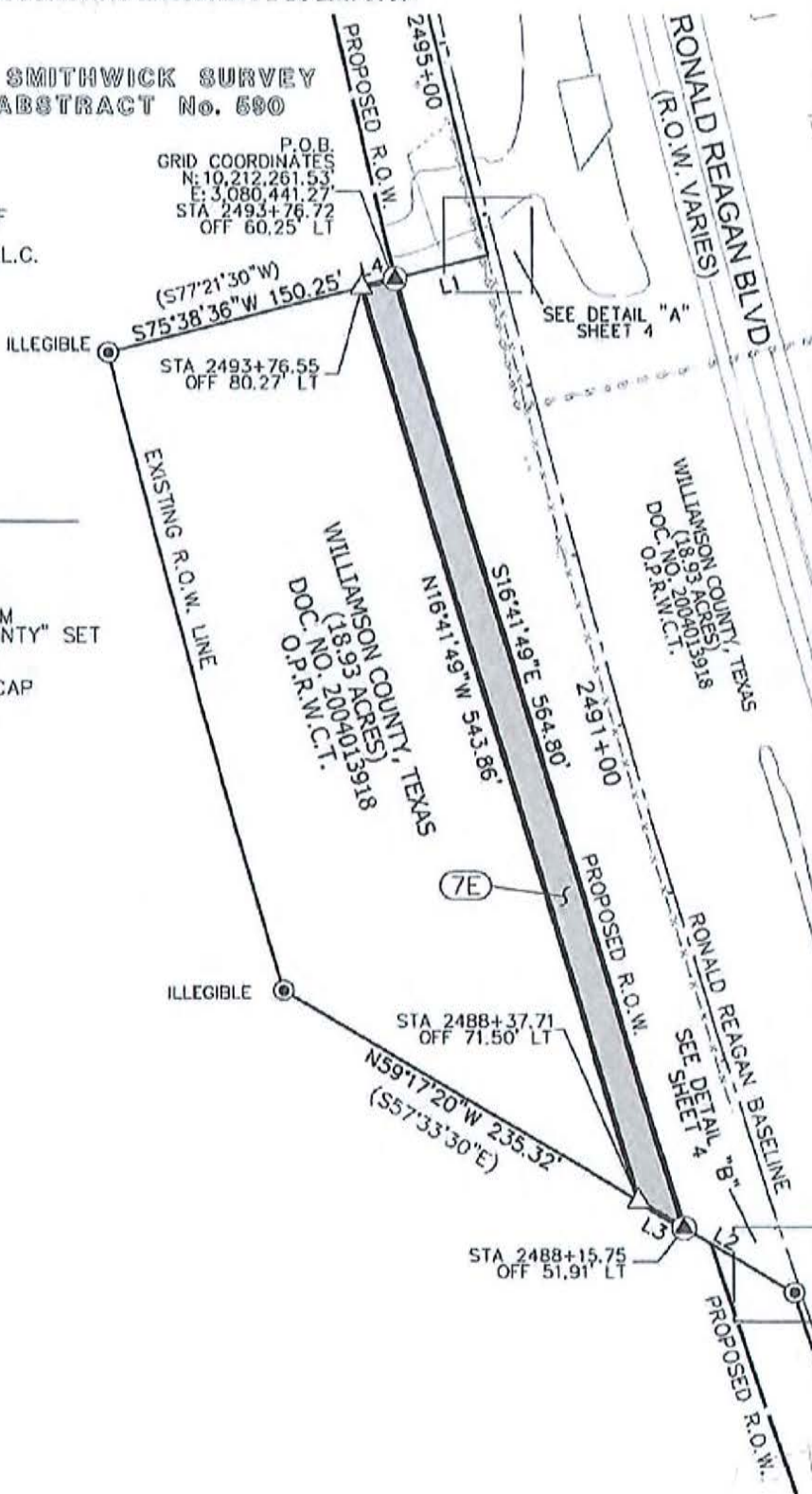
N. SMITHWICK SURVEY
ABSTRACT No. 590

P.O.B.
GRID COORDINATES
N: 10,212,261.53'
E: 3,080,441.27'
STA 2493+76.72
OFF 60.25' LT

LEGEND

- | | |
|-------------|---|
| △ | CALCULATED POINT |
| ⊕ | NAIL FOUND AS NOTED |
| ⊗ | 1/2-INCH REBAR WITH ALUMINUM
CAP STAMPED "WILLIAMSON COUNTY" SET
(UNLESS OTHERWISE NOTED) |
| ⊙ | 1/2-INCH REBAR FOUND WITH CAP
STAMPED AS NOTED |
| O.P.R.W.C.T | OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT OF WAY |
| () | RECORD INFORMATION |

LINE DATA		
LINE	BEARING	LENGTH
L1	S77° 21' 30"W	54.73'
L2	S57° 33' 30"E	72.58'
L3	N59° 17' 20"W	29.55'
L4	N75° 38' 36"E	20.02'



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-218-7901

PARCEL PLAT SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

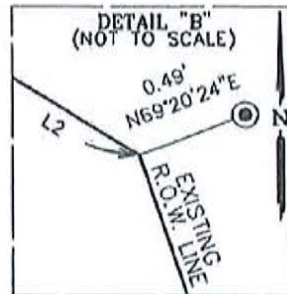
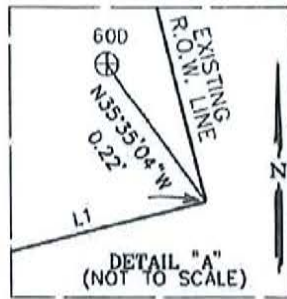
02/06/2024

PARCEL 7E

0.2545 ACRES
11,087 Sq. Ft.

SHEET 3 OF 5

PLAT TO ACCOMPANY EASEMENT DESCRIPTION



NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 02/06/2024
FRANK W. FUNK DATE
RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

02/06/2024
PARCEL 7E

0.2545 ACRES
11,087 Sq. Ft.

SHEET 4 OF 5

PLAT TO ACCOMPANY EASEMENT DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168294
 ISSUED: DECEMBER 13, 2022
 EFFECTIVE DATE: DECEMBER 5, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.1, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
6. A PASSAGE EASEMENT GRANTED TO CHARLIE D. DYE AND WIFE, JO ANN W. DYE AS DESCRIBED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
7. A COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST AS DESCRIBED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TUEP'S FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 WILLIAMSON COUNTY, TEXAS

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

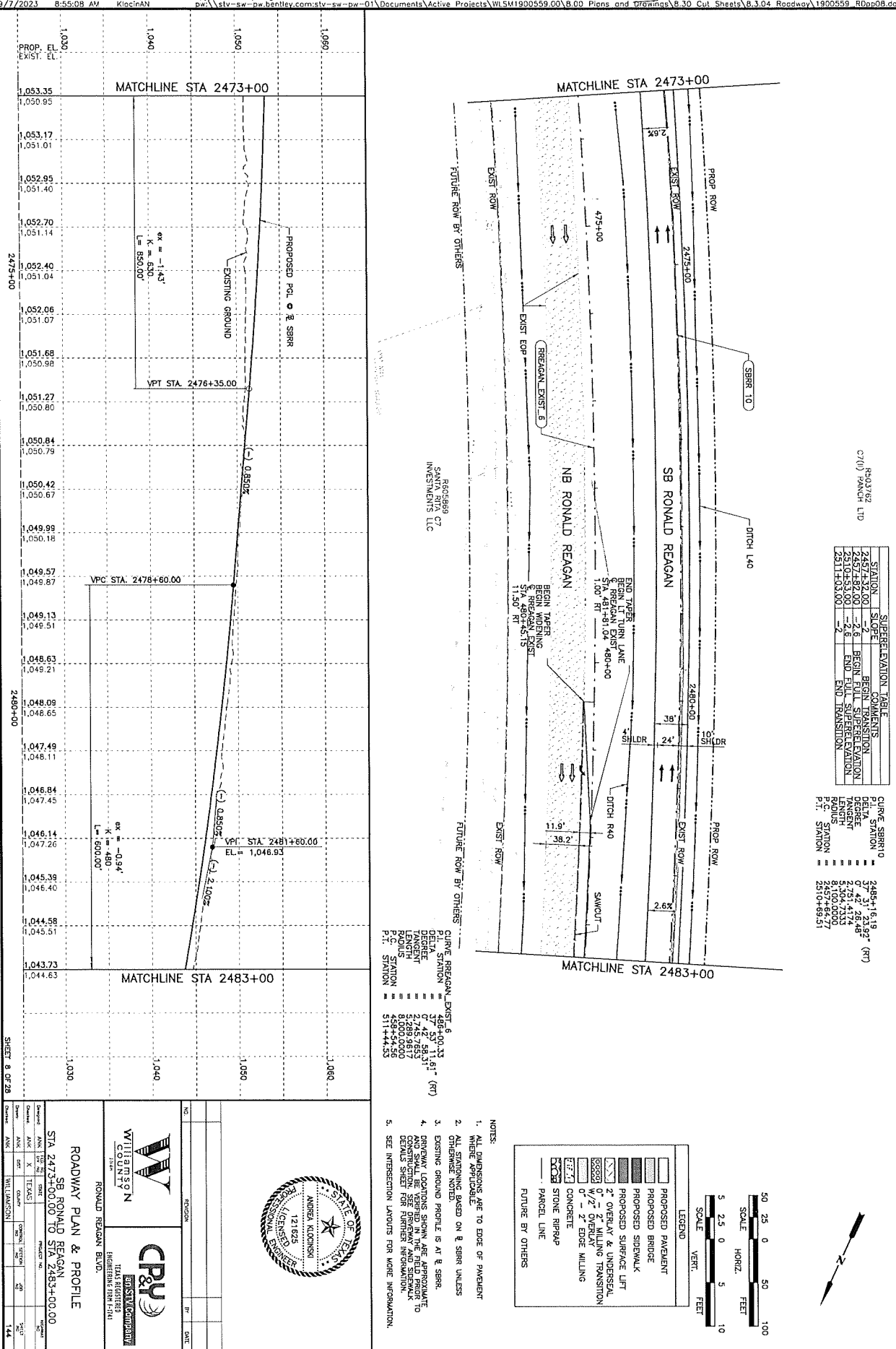
02/06/2024

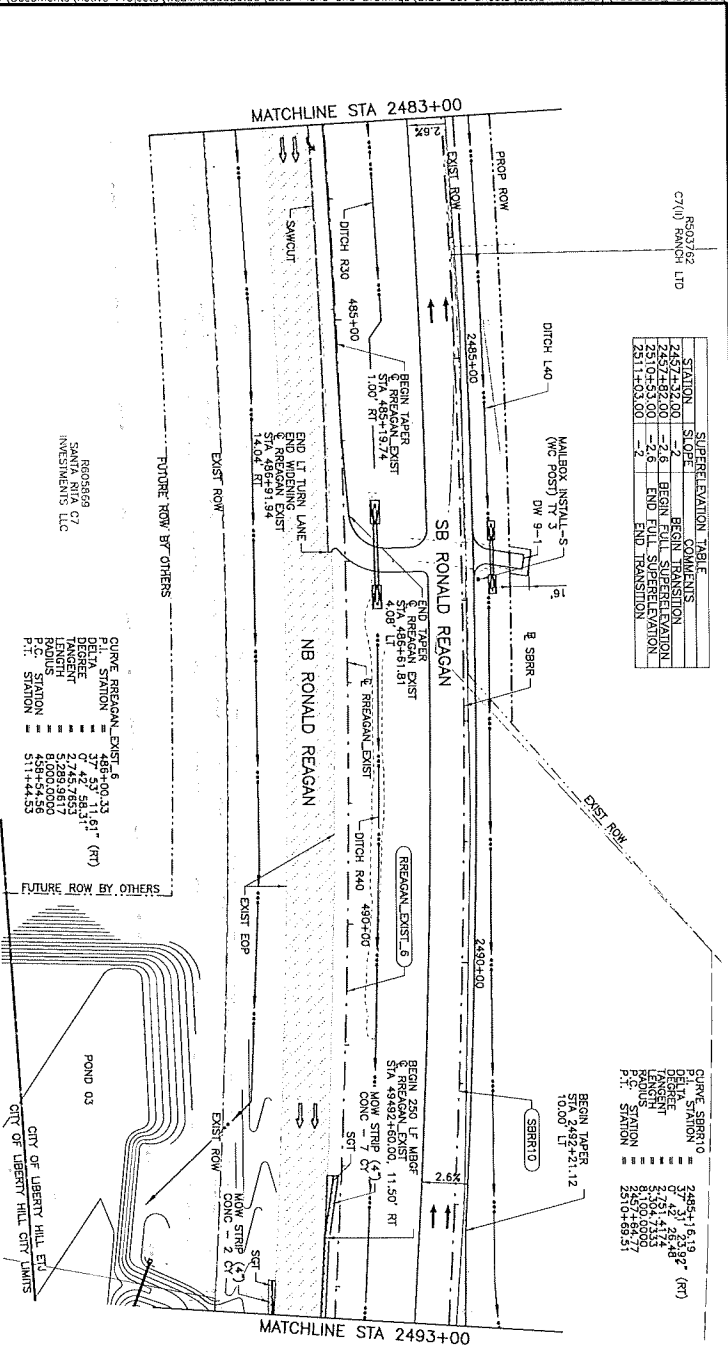
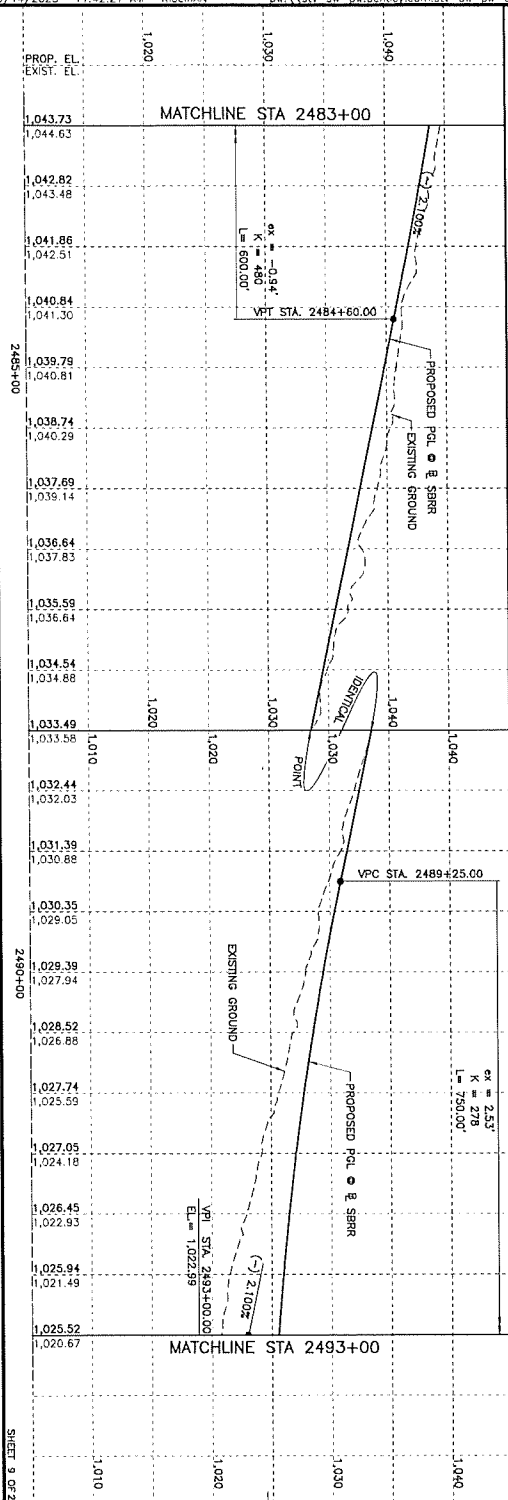
PARCEL 7E

0.2545 ACRES
 11,087 Sq. Ft.

SHEET 5 OF 5

pw:\\stn-sw-pw.bentley.com:stn-sw-pw-01\Documents\Active Projects\WLSM1900559.00\8.00 Plans and Drawings\8.30 Cut Sheets\8.3.04 Roadway\1900559_RDop08.dgn





RESUBMIT

CITY OF RANCHO LTD

STATION	SLOPE	COMMENTS
2483+00	-2.6	BEGIN FULL SUPERELEVATION
2487+50.00	-2.6	END FULL SUPERELEVATION
2501+00.00	-2	END TRANSITION

CURVE SBRR 10

DEGREE 11.510

LENGTH 239.31

PI STATION 2485+15.10

P.T. STATION 2487+54.48 (RT)

ROADWAY PLAN & PROFILE

SB RONALD REAGAN

STA 2483+00.00 TO STA 2493+00.00

WILLIAMSON

CP&U

ENGINEERING FIRM, LTD.

RONALD REAGAN BLVD.

DATE: 09/14/23

BY: [Signature]

SCALE: 1"=40'

- NOTES:
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT WHERE APPLICABLE.
 2. ALL STATIONING BASED ON R. & S.B.R. UNLESS OTHERWISE NOTED.
 3. EXISTING GROUND PROFILE IS AT R. & S.B.R.
 4. DRAINAGE LOCATIONS SHOWN ARE APPROXIMATE. OWNER SHALL BE RESPONSIBLE FOR DRAINAGE TO DETAILS SHEET FOR FURTHER INFORMATION.
 5. SEE INTERSECTION LAYOUTS FOR MORE INFORMATION.

LEGEND

- PROPOSED PAVEMENT
- PROPOSED BRIDGE
- PROPOSED SIDEWALK
- PROPOSED SURFACE LIFT
- 2" OVERLAY & UNDERSEAL
- 0.75" OVERLAY
- 2" OVERLAY
- 2" OVERLAY
- CONCRETE
- STONE RIPRAP
- PARCEL LINE
- FUTURE BY OTHERS

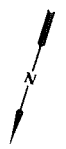
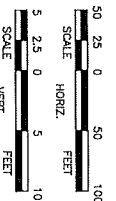


EXHIBIT "E" TO LETTER AGREEMENT

Sheet 1 of 4
10-28-22

County: Williamson
Parcel: 6 Part 1 TCE – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

EXHIBIT _____ PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0081 OF ONE ACRE (353 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 123.38 ACRE TRACT OF LAND DESCRIBED IN A MEMORANDUM OF PURCHASE RIGHTS TO THE PINNACLE DEVELOPMENT GROUP, L.L.C. IN DOCUMENT NO. 2006036303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0081 OF ONE ACRE (353 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 40.00 feet Left of Ronald Reagan Baseline Station 2488+02.33 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), being in the Easterly line in the remainder of said 123.38 acre tract and the common existing West ROW line of Ronald Reagan Boulevard, from which a 1/2-inch rebar with illegible cap found for a corner of the remainder of said 123.38 acre tract and the existing West ROW line said Ronald Reagan Boulevard, bears North 59°17'20" West a distance of 282.87 feet;

THENCE with the proposed West ROW line of said Ronald Reagan Boulevard and over and across the remainder of said 123.38 acre tract, along a curve to the Left having a radius of 8,140.00 feet, an arc length of 124.35 feet, a delta angle of 00°52'31", and a chord which bears South 18°22'03" East a distance of 124.35 feet to a Calculated Point for the **POINT OF BEGINNING** 40.00 feet Left of Ronald Reagan Baseline Station 2486+78.59 (Grid Coordinates: N=10,211,593.42, E=3,080,658.18);

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard and over and across the remainder of said 123.38 acre tract, along a curve to the **Left** having a radius of **8,140.00** feet, an arc length of **22.31** feet, a delta angle of **00°09'25"**, and a chord which bears **South 18°53'01" East** a distance of **22.31** feet to a Calculated Point 40.00 feet Left of Ronald Reagan Baseline Station 2486+56.39;

THENCE continuing over and across the remainder of said 123.38 acre tract, the following three (3) courses and distances:

- 2) **South 80°38'25" West** a distance of **17.92** feet to a Calculated Point 57.67 feet Left of Ronald Reagan Baseline Station 2486+59.36;
- 3) **North 09°21'35" West** a distance of **22.00** feet to a Calculated Point 54.04 feet Left of Ronald Reagan Baseline Station 2486+80.91;



County: Williamson
Parcel: 6 Part 1 TCE – THE PINNACLE DEVELOPMENT GROUP, L.L.C.
Highway: Ronald Reagan Boulevard

- 4) North 80°38'25" East a distance of 14.23 feet to the POINT OF BEGINNING, containing 0.0081 of one acre (353 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

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

That I, Frank W. Funk, a Registered Profession 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 was determined by a survey made on the ground under my direct supervision.

 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



50' 0' 50'



PLAT TO ACCOMPANY PARCEL DESCRIPTION

N. SMITHWICK SURVEY
ABSTRACT No. 590

ILLEGIBLE

EXISTING R.O.W. LINE

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
- D.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P — PROPERTY LINE
- — SURVEY LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE (FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203).

2. COORDINATES, DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/31/2023
FRANK W. FUNK DATE
RPLS 6803



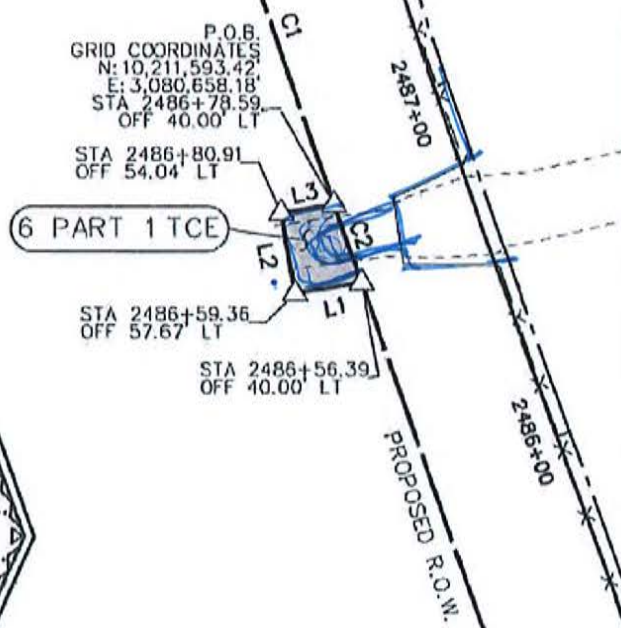
CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	0° 52' 31"	8140.00'	124.35'	S18° 22' 03"E 124.35'
C2	0° 09' 25"	8140.00'	22.31'	S18° 53' 01"E 22.31'

LINE DATA		
LINE	BEARING	LENGTH
L1	S80° 38' 25"W	17.92'
L2	N09° 21' 35"W	22.00'
L3	N80° 38' 25"E	14.23'

THE PINNACLE DEVELOPMENT GROUP, L.L.C.
(REMAINDER 123.38 ACRES)
DOC. NO. 2006036303
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.

RONALD REAGAN BLVD
(R.O.W. VARIES)



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
THE PINNACLE DEVELOPMENT GROUP, LLC

SCALE
1" = 50'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL 6
PART 1 TCE
0.0081 ACRES
353 Sq. Ft.

SHEET 3 OF 4

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY

GF NO. T-168294

ISSUED: DECEMBER 13, 2022

EFFECTIVE DATE: DECEMBER 5, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.1, 10.12 THROUGH 10.19 AND 10.21, ARE NOT A SURVEY MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
6. A PASSAGE EASEMENT GRANTED TO CHARLIE D. DYE AND WIFE, JO ANN W. DYE AS DESCRIBED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
7. A COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST AS DESCRIBED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
8. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(BLANKET IN TYPE)
10. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
20. 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. (NOTED HEREON)
22. 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)(NOTED HEREON)



10690 HIGHWAY 29 LIBERTY HILL, TX 78642
 TITLE FIRM NO. 16001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 THE PINNACLE DEVELOPMENT GROUP, LLC

SCALE
 1" = 50'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

10/28/2022
 PARCEL 6
 PART 1 TCE
 0.0081 ACRES
 353 Sq. Ft.

SHEET 4 OF 4