

CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

GRBK EDGEWOOD LLC;

AND

**RIVINA MUNICIPAL UTILITY DISTRICT OF WILLIAMSON COUNTY,
TEXAS**

CONSENT AND DEVELOPMENT AGREEMENT

This **CONSENT AND DEVELOPMENT AGREEMENT** (this “Agreement”) is by **Williamson County, Texas**, a Texas political subdivision (the “County”), and **GRBK Edgewood LLC** (the “Owner”). Subsequent to its creation, **Rivina Municipal Utility District of Williamson County, Texas**, a proposed municipal utility district to be created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54, Texas Water Code as contemplated by this Agreement (the “District”), will become a party to this Agreement. The County, the Developer and the District are sometimes referred to individually herein as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the Owner has approximately 335.9 acres of land located within the boundaries of the City of Georgetown’s extraterritorial jurisdiction and the County (the “Land”); and

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

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

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

WHEREAS, the Owner has proposed to create the District over the Land pursuant an application to be filed with the Texas Commission on Environmental Quality (the “TCEQ”); and

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

WHEREAS, HK Ragsdale, LLC (“HK Ragsdale”) the Owner’s predecessor in interest to the Land has entered into a Consent Agreement dated May 28, 2024 with the City of Georgetown, Texas, (“Consent Agreement”) to set out the mutually agreeable terms and conditions relating to the creation and operation of the District, development of the Land, and provisions of water and wastewater service to customers on the Land and which requires prior written approval of the City Manager for HK Ragsdale or Owner as its Authorized Assignee to enter into any Interlocal Agreements permitted by the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as amended; and

WHEREAS, HK Ragsdale has assigned the Consent Agreement to Owner; and

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

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

WHEREAS, the County is a political subdivision of the State of Texas and the County has the authority to enter into this Agreement;

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

ARTICLE I DEFINITIONS

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

Applicable Rules means the Governing Regulations as defined in the Consent Agreement, and the applicable County’s rules and regulations in effect as of the date of County’s execution of this Agreement, including the County’s Long Range Transportation Plan (“LRTP”), as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any amendments, approvals, variances, waivers, and exceptions to such rules that are approved by the County; (iii) any applicable interlocal agreement to which the County is a party; (iv) the Consent Agreement and (v) any additional restrictions or regulations agreed to by Owner in writing.

Agreement means this Consent and Development Agreement.

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

County means Williamson County, Texas.

Consent Agreement means that certain Consent Agreement by and between the City of Georgetown, Texas and HK Ragsdale, LLC and which the District will join upon its creation.

District means the Municipal Utility District identified herein-above, a political subdivision of the State of Texas to be created over the Land.

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

Land means approximately 335.9 acres of land located in Williamson County, Texas, as described by metes and bounds on **Exhibit A**.

LRTP means the Williamson County Long Range Transportation Plan as adopted and as may be amended by the Williamson County Commissioners Court.

Owner means the owner of the Land, identified herein-above, its company or its successors and assigns under this Agreement.

Provisional Acceptance means the County accepting a roadway after the completion of construction and approval by the County for traffic operations only, but not for maintenance.

Reimbursement Agreement means any agreement between Developer and District for the reimbursement of eligible costs associated with the construction of any works, improvements, facilities, plants, equipment and appliances necessary to accomplish any purpose or function permitted by the District.

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

Subdivision Roads means all roads within the Land, regardless of size or functional classification, that are not identified as LRTP Arterials or Corridor Projects within the LRTP. Subdivision Roads include, but are not limited to the pavement structure (including but not limited to HMA or concrete surface, base material, subgrade material, geogrid, pavement striping, curbs, gutters, and shoulders), any stormwater conveyance devices (including but not limited to culverts, ditches, channels, storm drains, and inlets), structural components (including but not limited to bridges, bridge-class culverts, and retaining walls), water quality and detention devices, vegetation control, and any improvements in aid of roads.

ARTICLE II

CREATION OF DISTRICT AND EXECUTION OF AGREEMENTS

Section 2.01. **Creation of District.** The County acknowledges receipt of notice of the Owner's request to the TCEQ for creation of the District over the Land. The County agrees that this Agreement will constitute and evidence the County's non-opposition to the creation of the District and that no further action will be required on the part of the County related to the creation of the District. Within 10 business days after the County's execution of this Agreement, the County shall withdraw any pending request for a contested case hearing and withdraw as a party from the TCEQ proceeding captioned

Petition by GRBK Edgewood LLC., a Texas limited liability company for the creation of Rivina Municipal Utility District of Williamson County TCEQ Docket No. D-02032025-003 ("TCEQ Proceeding"). Failure of the County to withdraw any pending request from the TCEQ Proceeding in accordance with this paragraph renders this Agreement null and of no further force or effect.

Section 2.02. District Execution of Agreement. The Owner shall cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement within thirty (30) days after the date the District's Board of Directors holds its organizational meeting.

ARTICLE III ROADWAY IMPROVEMENTS

Section 3.01. Right of Way Dedications.

(a) LRTP Corridor Project Dedication. The County has adopted a LRTP which provides for the planning and future construction of certain road corridors within the County ("Corridor Project"). The Owner, or an affiliated entity under common control of the Owner will convey, or cause to be conveyed, by special warranty deed, in fee simple and free and clear of all liens and encumbrances, to County, at no cost to the County, 100% of the right-of-way owned by Owner, or an affiliated entity under common control of the Owner required for any roads which are shown within and/or adjacent to the boundaries of the Land as Corridor Projects in the LRTP, as depicted in **Exhibit B**, within the earlier of thirty (30) days after the final alignment for any Corridor Project is set; or, in the case that a final alignment for any Corridor Project has not been set, prior to the approval of any preliminary plat containing any Corridor Project within or adjacent to the Land. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is that is not otherwise owned by Owner, or any affiliated entity under common control of Owner, the County shall be responsible for acquiring said right-of-way.

(b) LRTP Arterial(s) Dedication. The Owner, or an affiliated entity under common control of Owner will dedicate to the County, in fee simple and free and clear of all liens and encumbrances, at no cost to the County, through plat or otherwise, as determined by the County, 100% of the right-of-way owned by the Owner, or an affiliated entity under common control of Owner required for any roads which are shown within and/ or adjacent to the boundaries of the Land as arterial roadways in the LRTP ("LRTP Arterial(s)"), as depicted in **Exhibit B**. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is not owned by Owner, or an affiliated entity under common control of Owner, the County shall be responsible for acquiring said right-of-way.

(c) Right of Way Reimbursements. The Owner reserves the right to seek reimbursement for any such right-of-way dedications from the District in accordance with the laws of the State of Texas. The Parties acknowledge that the final location of any Corridor Project and/or LRTP Arterial(s) right-of-way may be subject to minor changes from those shown on **Exhibit B**, subject to approval by Owner which will not be unreasonably withheld. Owner shall have no obligation to convey any lands to the County

not located within or adjacent to the Land.

Section 3.02. Road Construction. Except in cases when the Owner or District constructs a portion of a Corridor Project to serve the District pursuant to the Applicable Rules, the County agrees that it or another governmental entity, not including the District, will be responsible for the design and construction of any Corridor Project and paying the cost for same. The actual construction date of any Corridor Project is at this time undetermined and dependent upon the success of future County or City road bond elections. The construction of all Subdivision Roads shall be the responsibility of the Owner or the District and shall be constructed pursuant to the then existing Williamson County Subdivision Regulations and any other Applicable Rules. The Owner shall be entitled to reimbursement for expenses of such Subdivision Roads from the District, as allowed by the laws of the State of Texas.

Section 3.03. Road Maintenance. The County will not ever accept the Subdivision Roads for maintenance and the Owner, Developer and District acknowledge and agree that the District shall be solely responsible for all maintenance, repair and/or reconstruction of Subdivision Roads, including paying the cost for same, and, except for traffic operations, the County shall not be responsible those items. The Owner hereby acknowledges and agrees that it shall cause the District creation to include the powers and authority necessary to maintain, repair and or reconstruct such Subdivision Roads. The District shall not be responsible for maintenance of any roads other than Subdivision Roads.

ARTICLE IV DEVELOPMENT OF LAND

Section 4.01. Uniform and Continued Development. The Parties intend that this Agreement provides for the uniform review and approval of plats and development plans for the Land; and provide other terms and consideration. Accordingly, the portion of the Land within the County will be developed and the infrastructure required for such portion of the Land will be designed and constructed in accordance with the Applicable Rules, and this Agreement. Subject to the terms and conditions of this Agreement, the County confirms and agrees that the Owner has vested authority to develop the portion of the Land located in the County in accordance with the Applicable Rules in effect as of the date of the County's execution of this Agreement. Applicable Rules or changes or modifications to the Applicable Rules adopted after the date of County's execution of this Agreement will only be applicable to the extent permitted by Chapter 245, Texas Local Government Code. If there is any conflict between the Applicable Rules and the terms of this Agreement, the terms of this Agreement will control.

Section 4.02. Additional Land. Any land located in Williamson County, Texas that is added to the District in addition to the Land described in **Exhibit A**, whether by annexation or any other means, shall be considered part of the Land and subject to the terms and conditions of this Agreement; provided, however, such additional land shall be excepted from the vesting rights set out in Section 4.02 and shall be developed in accordance the Applicable Rules in effect on the date a complete plat application or

development permit is filed with the County or City for the specific portion of the additional land that is sought to be developed.

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

ARTICLE V TERM, ASSIGNMENT, AND REMEDIES

Section 5.01. Term. The term of this Agreement shall commence following the County's and Owner's execution hereinbelow and shall continue until the District is dissolved in accordance with the laws of the State of Texas or until this Agreement terminates by its terms, whichever is sooner.

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

Section 5.03. Assignment.

(a) This Agreement, and the rights of the Owner and Developer hereunder, may be assigned by the Owner, with the County's written consent which will not be unreasonably withheld, as to all or any portion of the Land. Any assignment will be in writing, specifically set forth the assigned rights and obligations, be executed by the proposed assignee, and be delivered to the County. Notwithstanding the foregoing, Owner shall have the right to assign the Agreement, in whole or in part, to any affiliated entity under common control of the Owner without the County's written consent; provided, however, that the Owner shall provide the County written notice of the assignment to the affiliated entity under common control.

(b) The terms of this Agreement will run with the Land and will be binding upon the Owner and its permitted assigns, and shall survive judicial or non-judicial foreclosure, for so long as this Agreement remains in effect.

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

Section 5.04. Remedies.

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

(b) If the Owner or the District defaults under this Agreement, the County may give Notice to the defaulting party. If the Owner or the District fails to cure any Monetary Default within forty-five (45) days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within forty-five (45) days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the County may enforce this Agreement by injunctive relief against the defaulting party from a Williamson County District Court or terminate this Agreement. If Owner fails to cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement as required by Section 2.02 of this Agreement, the County shall have the right to enjoin Owner from executing any Reimbursement Agreements with the District and collecting reimbursements from the District for Owner's eligible costs.

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

ARTICLE VI MISCELLANEOUS PROVISIONS

Section 6.01. Notice. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the Party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the Party to be notified and with all charges prepaid; or (iii) by personally delivering it to the Party, or any agent of the Party listed in this Agreement. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposed of notice, the addresses of the Parties will, until changed as provided below, be as follows:

County: Williamson County
Attn: County Judge
710 Main Street, Ste. 101
Georgetown, Texas 78628

District: At the address set forth under District's execution below

Owner(s): At the address set forth under Owner's execution below

With Copy to:

GRBK Edgewood LLC
Attn: Austin Evetts
9430 Research Blvd.
Echelon Bldg. IV. Suite 180
Austin, TX 78759
Telephone No.: (512)694-5303
Email:aevetts@greenbrickpartners.com

The Parties may change their respective addresses to any other address within the United States of America by giving at least five days' written notice to the other party.

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

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

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

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

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

include the feminine or neuter, and the singular may include the plural, and vice-versa. The Parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument.

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

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

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

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

Section 6.11. No Third-Party Beneficiary. This Agreement is solely for the benefit of the Parties, and neither the County, the District, nor the Owner intends by any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit upon or enforceable rights under this Agreement or otherwise upon

anyone other than the County, the District, and the Owner (and any permitted assignee of the Owner).

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

Exhibit A - Metes and Bounds Description and Map of the Land

Exhibit B - LRTP Corridor Project and/or Arterial Locations

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below.

(Signatures on the following pages.)

**WILLIAMSON COUNTY, TEXAS
(COUNTY)**

By: Steven Snell

Name: Steve Snell

Title: As Presiding Officer of the Williamson
County Commissioners Court

Date: 5.13.2025

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 20____, by_____
_____, as Presiding Officer of the Williamson County
Commissioners Court, on behalf of said County.

Notary Public Signature

(Seal)

OWNER:

GRBK Edgewood LLC

By: [Signature]

Name: Austin Evetts

Its: Authorized Signer

Date: 5/7/25

Address for Notice:

GRBK Edgewood LLC

Attn: Austin Evetts

9430 Research Blvd.

Echelon Bldg. IV. Suite 180

Austin, TX 78759

THE STATE OF Texas

COUNTY OF Travis

§
§
§

This instrument was acknowledged before me on the 7 day of May, 2025, by Austin Evetts, as Authorized Signer of GRBK Edgewood LLC, on behalf of Owner.



[Signature]
(SEAL) Notary Public Signature

**RIVINA MUNICIPAL UTILITY
DISTRICT OF WILLIAMSON COUNTY**

By:_____

Name:_____

Title:_____

Date:_____

Address for Notice:

Attn: _____

_____, _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on _____,
_____, by _____, President of the Board of
Directors of Rivina Municipal Utility District of Williamson County on behalf of said
District.

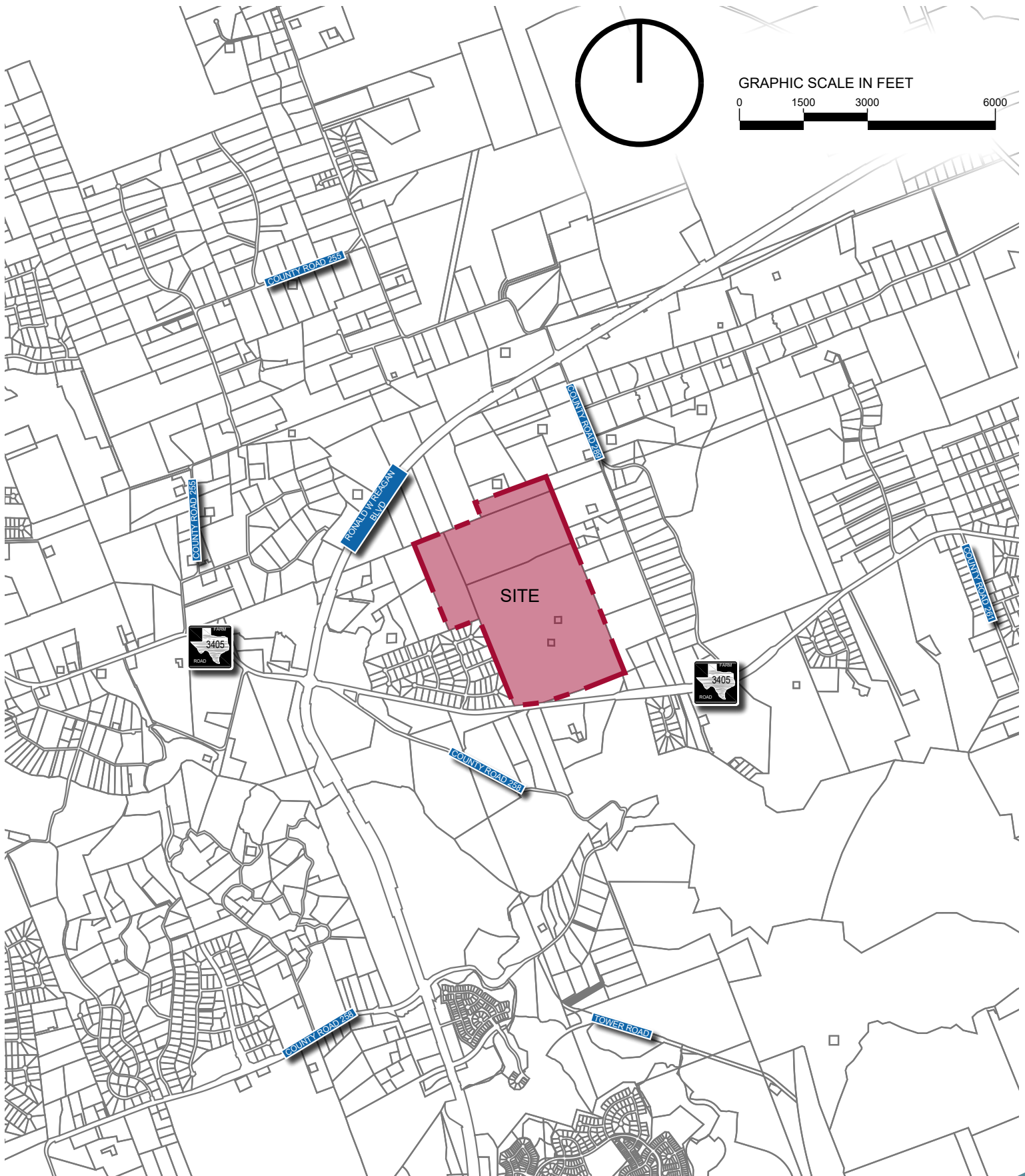
(SEAL)

Notary Public Signature

EXHIBIT A

Metes and Bounds Description
and
Map of the Land

[attached]



LOCATION MAP
SCALE: 1" = 3000'

EXHIBIT 1A

RIVINA MUD

30.706983, -97.836147

City of Georgetown ETJ, Williamson County, Texas

October 2024

DWG NAME: K:\CIVIL\CIVIL\00000700 - RAGSDALE RANCH - GEOTAC\EXHIBITS\CREATION EXHIBITS\EX-1 LOCATION MAPS.DWG
LAST SAVED: 10/2/2024 5:38 PM

Kimley»Horn

400 North Oklahoma Drive, Suite 105
Celina, TX 75009
469-501-2200
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE
BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

LEGAL DESCRIPTION:
335.9 ACRES

BEING A 335.9 ACRES TRACT OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412, WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF PORTION OF A CALLED 335.84 ACRES TRACT OF LAND DESCRIBED TO GRBK EDGEWOOD LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2024046669 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF FM 3405, A VARIABLE WIDTH RIGHT-OF-WAY (NO RECORDING INFORMATION FOUND), SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, FOR THE WEST CORNER OF A CALLED 10.02 ACRES TRACT OF LAND DESCRIBED TO WILLIAM LUTHER PIERCE AND LISA KAY MUTH, WILLIAM LUTHER PIERCE AND JUDY ANN PIERCE REVOCABLE TRUST, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2011054284, O.P.R.W.C.T.;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF FM 3405 AND SAID SOUTHEAST BOUNDARY LINE OF THE 335.84 ACRES TRACT, SOUTH 83°23'48" WEST, A DISTANCE OF 696.49 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE SOUTH CORNER OF SAID 335.84 ACRES TRACT, SAME BEING THE EAST CORNER OF BELTORRE SUBDIVISION, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED UNDER CAB. FF, SLIDE 94-99, O.P.R.W.C.T.;

THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF FM 3405, WITH THE SOUTHWEST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, SAME BEING THE NORTHEAST BOUNDARY LINE OF SAID BELTORRE SUBDIVISION, NORTH 22°00'29" WEST, A DISTANCE OF 2,195.21 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SENDERO" FOUND, FOR THE NORTH CORNER OF SAID BELTORRE SUBDIVISION;

THENCE, CONTINUING WITH SAID SOUTHWEST BOUNDARY LINE OF THE 335.84 ACRES TRACT, SAME BEING THE NORTHWEST BOUNDARY LINE OF SAID BELTORRE SUBDIVISION, SOUTH 69°05'13" WEST, A DISTANCE OF 758.17 FEET TO A 1/2-INCH IRON ROD WITH RED PLASTIC CAP (ILLEGIBLE) FOUND, FOR THE EAST CORNER OF A CALLED 29.986 ACRES TRACT OF LAND DESCRIBED TO JHJ-BELTORRE DEVELOPMENT, INC., AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2023057245, O.P.R.W.C.T.; IN THE SOUTHWEST BOUNDARY LINE OF SAID 335.84 ACRES TRACT AND SAID NORTHWEST BOUNDARY LINE OF SAID BELTORRE SUBDIVISION;

THENCE, DEPARTING SAID NORTHWEST BOUNDARY LINE OF SAID BELTORRE SUBDIVISION, CONTINUING WITH SAID SOUTHWEST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, SAME BEING THE NORTHEAST BOUNDARY LINE OF SAID 29.986 ACRES TRACT AND THE NORTHEAST BOUNDARY LINE OF A CALLED 37.68 ACRES TRACT OF LAND DESCRIBED TO DONNA STATION HAND AND ROBERT W. HAND, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2000085561, O.P.R.W.C.T.; NORTH 22°01'40" WEST, A DISTANCE OF 2,185.95 FEET TO 1/2-INCH IRON ROD FOUND, IN THE SOUTHEAST BOUNDARY LINE OF A CALLED 15.00 ACRES TRACT OF LAND DESCRIBED TO SRINIVAS REDDY THODATI AND MADHUMATHI THODATI, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2014100236, O.P.R.W.C.T.; FOR THE WEST CORNER OF SAID 335.84 ACRES TRACT, SAME BEING THE NORTH CORNER OF SAID 37.68 ACRES TRACT;

THENCE, WITH THE NORTHWEST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID 15.00 ACRES TRACT (2014100236), AND THE SOUTHEAST BOUNDARY LINE OF A CALLED 15.00 ACRES TRACT OF LAND DESCRIBED TO BRAHMANANDA REDDY THODATI AND LAVANYA PULICHINTHALA, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2014100230, O.P.R.W.C.T.; NORTH 67°55'12" EAST, A DISTANCE OF 633.30 FEET TO A CALCULATED POINT, FOR THE EAST CORNER OF SAID 15.00 ACRES TRACT (2014100230), SAME BEING THE SOUTH CORNER OF A CALLED 15.01 ACRES TRACT OF LAND DESCRIBED TO TEXAS MATERIALS GROUP, INC., AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2024052379, O.P.R.W.C.T.; AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ALL STAR 5729" FOUND, BEARS NORTH 76°05'47" WEST, A DISTANCE OF 0.54 FEET,

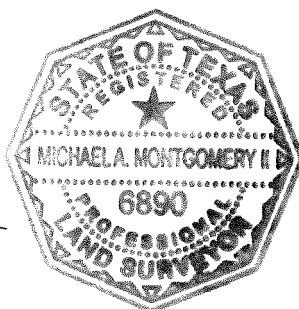
THENCE, CONTINUING WITH THE NORTHWEST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID 15.01 ACRES TRACT AND THE SOUTHEAST BOUNDARY LINE OF A CALLED 47.80 ACRES TRACT OF LAND DESCRIBED TO KR2VS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2019003602, O.P.R.W.C.T.; NORTH 68°31'57" EAST, A DISTANCE OF 1,069.35 FEET TO A 3/8-INCH IRON ROD FOUND, FOR THE EAST CORNER OF SAID 47.80 ACRES TRACT;

THENCE, CONTINUING WITH THE NORTHWEST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, SAME BEING THE NORTHEAST BOUNDARY LINE OF SAID 47.80 ACRES TRACT, NORTH 21°46'00" WEST, A DISTANCE OF 380.09 FEET TO A 5/8-INCH IRON ROD FOUND, IN SAID NORTHEAST BOUNDARY LINE OF THE 47.80 ACRES TRACT, FOR THE SOUTH CORNER OF A CALLED 8.0 ACRES TRACT OF LAND DESCRIBED TO DAVID LOFTIN COOKSEY AND JUDY BETH RAGSDALE COOKSEY, AS SHOWN ON INSTRUMENT RECORDED UNDER VOL. 664, PG. 402, O.P.R.W.C.T.;

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.


MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890



LEGAL DESCRIPTION

335.9 ACRES

**BEING A PORTION OF THE
THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412
WILLIAMSON COUNTY, TEXAS**

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	9/10/2024	065000705	1 OF 6

THENCE, CONTINUING WITH THE NORTHWEST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID 8.0 ACRES TRACT, THE SOUTHEAST BOUNDARY LINE OF A CALLED 39.81 ACRES TRACT OF LAND DESCRIBED TO JUDY BETH RAGSDALE COOKSEY, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020008514, O.P.R.W.C.T.; AND THE SOUTHEAST BOUNDARY LINE OF A CALLED 18.00 ACRES TRACT OF LAND DESCRIBED TO MARVIN LARKIN RAGSDALE AND KAREN RAGSDALE, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020033000, O.P.R.W.C.T.; NORTH 70°00'11" EAST, A DISTANCE OF 1,764.77 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CUDE" FOUND, IN SAID SOUTHEAST BOUNDARY LINE OF THE 18.00 ACRES TRACT, FOR THE NORTH CORNER OF SAID 335.84 ACRES TRACT, SAME BEING THE WEST CORNER OF A CALLED 37.16 ACRES TRACT OF LAND DESCRIBED TO MONUMENT OAKS DEVELOPERS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021192128, O.P.R.W.C.T.;

THENCE, DEPARTING SAID SOUTHEAST BOUNDARY LINE OF THE 18.00 ACRES TRACT, WITH THE NORTHEAST BOUNDARY LINE OF SAID 335.84 ACRES TRACT, SAME BEING THE SOUTHWEST BOUNDARY LINE OF SAID 37.16 ACRES TRACT, THE SOUTHWEST BOUNDARY LINE OF A CALLED 8.13 ACRES TRACT OF LAND DESCRIBED TO RALPH L & MARILYN M. QUICK, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2003017476, O.P.R.W.C.T.; THE SOUTHWEST BOUNDARY LINE OF A CALLED 8.07 ACRES TRACT OF LAND DESCRIBED TO JOHNNATAN GABRIEL NARVAEZ AND REBECCA CONCEPCION NARVAEZ, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2019073942, O.P.R.W.C.T.; AND THE SOUTHWEST BOUNDARY LINE OF A CALLED 32.27 ACRES TRACT OF LAND DESCRIBED TO KENNETH EUGENE GLASER AND MARJORIE GLASER, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2009089718, O.P.R.W.C.T.; SOUTH 21°53'40" EAST, A DISTANCE OF 3,547.33 FEET TO A CALCULATED POINT, FOR THE SOUTH CORNER OF SAID 37.27 ACRES TRACT (2009089718), SAME BEING THE WEST CORNER OF A CALLED 37.27 ACRES TRACT OF LAND DESCRIBED TO JO ANN GLASSER GRONA, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2002081653, O.P.R.W.C.T.; AND FROM WHICH A 1/2-INCH IRON ROD FOUND, BEARS NORTH 46°04'43" EAST, A DISTANCE OF 0.89 FEET;

THENCE, CONTINUING WITH SAID NORTHEAST BOUNDARY LINE OF THE 335.84 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINE OF SAID 37.27 ACRES TRACT (2002081653), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 21°59'13" EAST, A DISTANCE OF 923.36 FEET TO A 3/8-INCH IRON ROD FOUND;
2. SOUTH 21°44'47" EAST, A DISTANCE OF 472.56 FEET TO 1-INCH IRON ROD FOUND, FOR THE EAST CORNER OF SAID 335.84 ACRES TRACT;

THENCE, CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 37.27 ACRES TRACT (2002081653), SAME BEING SAID SOUTHEAST BOUNDARY LINE OF THE 335.84 ACRES TRACT, SOUTH 76°22'31" WEST, A DISTANCE OF 64.85 FEET TO A CONCRETE MONUMENT WITH BRASS DISK STAMPED "CORPS OF ENGINEERS US ARMY" FOUND, FOR THE NORTH CORNER OF SAID 10.02 ACRES TRACT;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE 37.27 ACRES TRACT (2002081653), CONTINUING WITH SAID SOUTHEAST BOUNDARY LINE OF THE 335.84 ACRES TRACT, SAME BEING THE NORTHWEST BOUNDARY LINE OF SAID 10.02 ACRES TRACT, SOUTH 69°16'59" WEST, A DISTANCE OF 1,964.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 335.9 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

LEGAL DESCRIPTION
335.9 ACRES
BEING A PORTION OF THE
THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412
WILLIAMSON COUNTY, TEXAS



10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	9/10/2024	065000705	2 OF 6

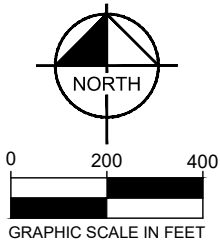
CALLLED 29.986 ACRES
JHU-BELTORRE DEVELOPMENT, INC.
DOC. NO. 2023057245
O.P.R.W.C.T.

N22°01'40"W 2185.95'

RED CAP
(ILLEGIBLE)

"SENDERO"

CALLLED 335.84 ACRES
GRBK EDGEWOOD LLC
DOC. NO. 2024046669
O.P.R.W.C.T.



LEGEND

○	= 1/2" IRON ROD W/ "KHA" CAP SET
●	= 1/2" IRON ROD FOUND (UNLESS NOTED)
■	= CONCRETE MONUMENT W/ BRASS DISK "CORPS OF ENGINEERS US ARMY" FOUND
△	= CALCULATED POINT
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS	

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER LINE
	MATCHLINE

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

BLOCK C

BETHEL STREET
(CALLED 60' R.O.W. WIDTH)

BELTORRE
SUBDIVISION
CAB FF, SLIDE 94
O.P.R.W.C.T.

BLOCK A

P.O.B.

S83°23'48"W 696.49'

FM 3405

(VARIABLE R.O.W. WIDTH)
NO RECORDING INFORMATION

BOUNDARY EXHIBIT

335.9 ACRES

BEING A PORTION OF THE
THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE
1" = 400'

DRAWN BY
RPP

CHECKED BY
MMII

DATE
9/10/2024

PROJECT NO.
065000705

SHEET NO.
3 OF 6

LEGEND

- = 1/2" IRON ROD W/ "KHA" CAP SET
- = 1/2" IRON ROD FOUND (UNLESS NOTED)
- = CONCRETE MONUMENT W/ BRASS DISK
"CORPS OF ENGINEERS US ARMY" FOUND
- = CALCULATED POINT
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS

CALLED 39.81 ACRES
JUDY BETH
RAGSDALE COOKSEY
DOC. NO. 2020008514
O.P.R.W.C.T.

CALLED 8.0 ACRES
JUDY BETH
DAVID LOFTIN COOKSEY
JUDY BETH
RAGSDALE COOKSEY
VOL. 664, PG. 402
O.P.R.W.C.T.

CALLLED 47.80 ACRES
KR2VS, LLC
DOC. NO. 2019003602
O.P.R.W.C.T.

CALLLED 15.01 ACRES
TEXAS MATERIALS GROUP, INC.
DOC. NO. 2024052379
O.P.R.W.C.T.

CALLLED 15.00 ACRES
BRAHMANANDA REDDY THODATI
& LAVANYA PULICHINTHALA
DOC. NO. 2014100230
O.P.R.W.C.T.

CALLLED 15.00 ACRES
SRINIVAS REDDY THODATI &
MADHUMATHI THODATI
DOC. NO. 2014100236
O.P.R.W.C.T.

CALLLED 37.88 ACRES
DONNA STAYTON HAND
ROBERT W. HAND
DOC. NO. 2000085561
O.P.R.W.C.T.

CALLLED 335.84 ACRES
GRBK EDGEWOOD LLC
DOC. NO. 2024046669
O.P.R.W.C.T.

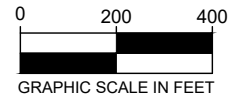
CALLLED 29.986 ACRES
JHJ-BELTORRE DEVELOPMENT, INC.
DOC. NO. 2023057245
O.P.R.W.C.T.

LINE TABLE

NO.	BEARING	LENGTH
L1	N76°05'47"W	0.54'

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER LINE
	MATCHLINE

"ALL STAR 5729"

L1



DETAIL "A"
SCALE: 1" = 1'

MATCHLINE SHEET 3

MATCHLINE SHEET 5

BOUNDARY EXHIBIT 335.9 ACRES

BEING A PORTION OF THE
THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 400'	RPP	MMII	9/10/2024	065000705	4 OF 6

CALLLED 39.81 ACRES
JUDY BETH
RAGSDALE COOKSEY
DOC. NO. 202008514
O.P.R.W.C.T.

CALLLED 18.00 ACRES
MARVIN LARKIN
RAGSDALE &
KAREN RAGSDALE
DOC. NO. 2020033000
O.P.R.W.C.T.

N70°00'11"E 1764.77'

"CUDE"

LEGEND	
○	= 1/2" IRON ROD W/ "KHA" CAP SET
●	= 1/2" IRON ROD FOUND (UNLESS NOTED)
■	= CONCRETE MONUMENT W/ BRASS DISK "CORPS OF ENGINEERS US ARMY" FOUND
△	= CALCULATED POINT
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS	

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	MATCHLINE

CALLLED 37.16 ACRES
MONUMENT OAKS
DEVELOPERS, LLC
DOC. NO. 2021192128
O.P.R.W.C.T.

CALLLED 8.13 ACRES
RALPH L. &
MARILYN M. QUICK
DOC. NO. 2003017476
O.P.R.W.C.T.

CALLLED 335.84 ACRES
GRBK EDGEWOOD LLC
DOC. NO. 2024046669
O.P.R.W.C.T.

CALLLED 8.07 ACRES
JOHNNATAN GABRIEL NARVAEZ &
REBECCA CONCEPCION NARVAEZ
DOC. NO. 2019073942
O.P.R.W.C.T.

CALLLED 32.27 ACRES
KENNETH EUGENE GLASER &
MARJORIE GLASER
DOC. NO. 2009089718
O.P.R.W.C.T.

S21°53'40"E 3547.33'

MATCHLINE SHEET 4

MATCHLINE SHEET 6



GRAPHIC SCALE IN FEET

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

BOUNDARY EXHIBIT 335.9 ACRES

BEING A PORTION OF THE
THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412
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Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE
1" = 400'

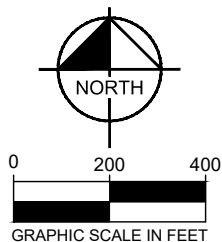
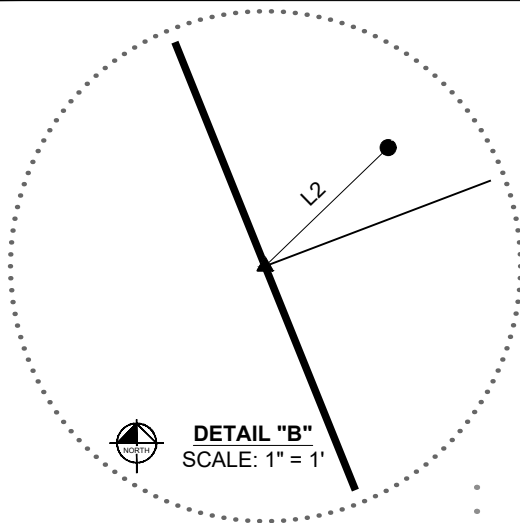
DRAWN BY
RPP

CHECKED BY
MMII

DATE
9/10/2024

PROJECT NO.
065000705

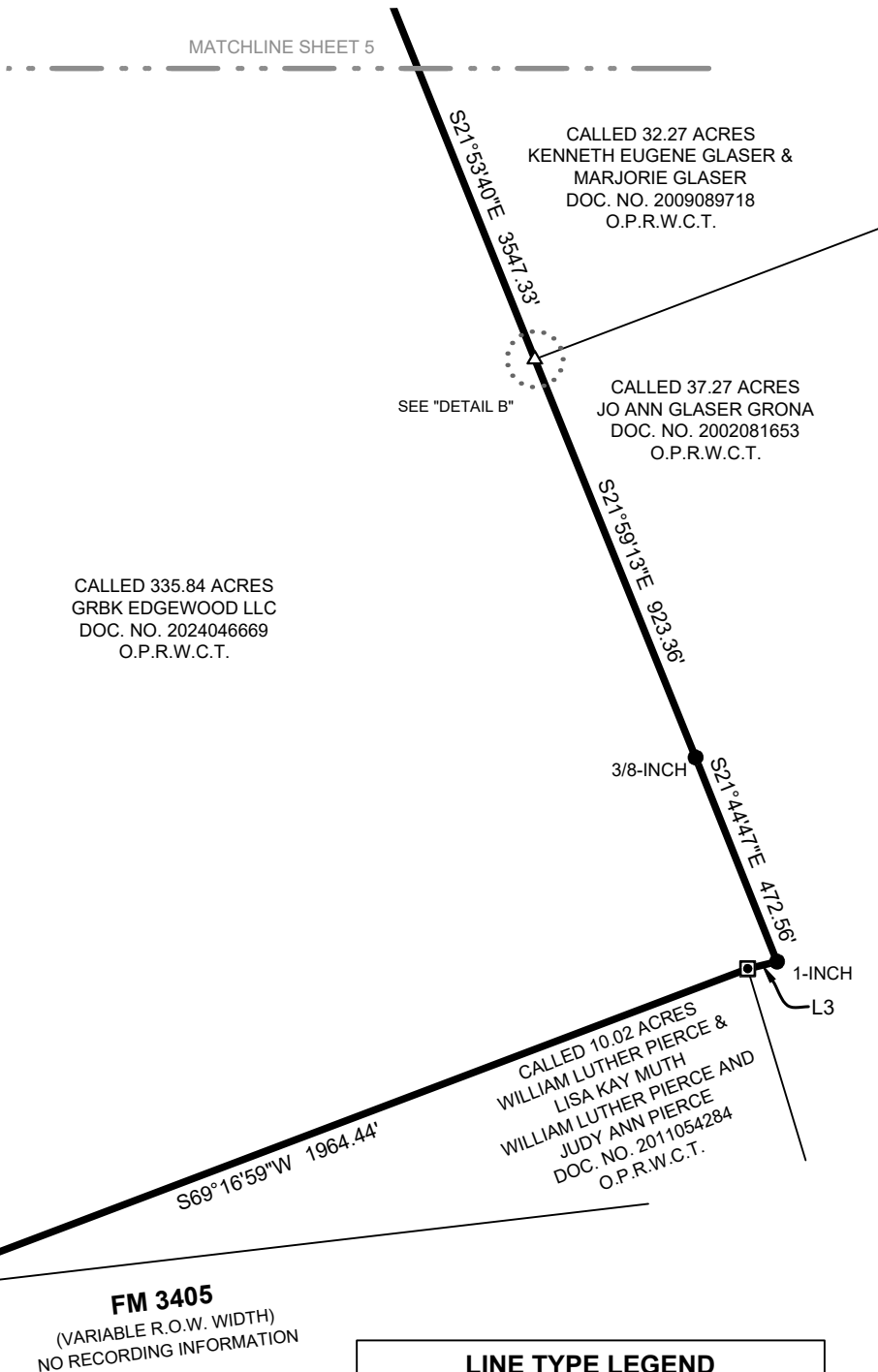
SHEET NO.
5 OF 6



LINE TABLE		
NO.	BEARING	LENGTH
L2	N46°04'43"E	0.89'
L3	S76°22'31"W	64.85'

LEGEND	
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND (UNLESS NOTED)
	= CONCRETE MONUMENT W/ BRASS DISK "CORPS OF ENGINEERS US ARMY" FOUND
	= CALCULATED POINT
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS	

SURVEYOR'S NOTES:
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	MATCHLINE

BOUNDARY EXHIBIT
335.9 ACRES
BEING A PORTION OF THE
THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412
WILLIAMSON COUNTY, TEXAS

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE 1" = 400'	DRAWN BY RPP	CHECKED BY MMII	DATE 9/10/2024	PROJECT NO. 065000705	SHEET NO. 6 OF 6
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EXHIBIT B

Corridor Project and/or LRTP Arterial Locations

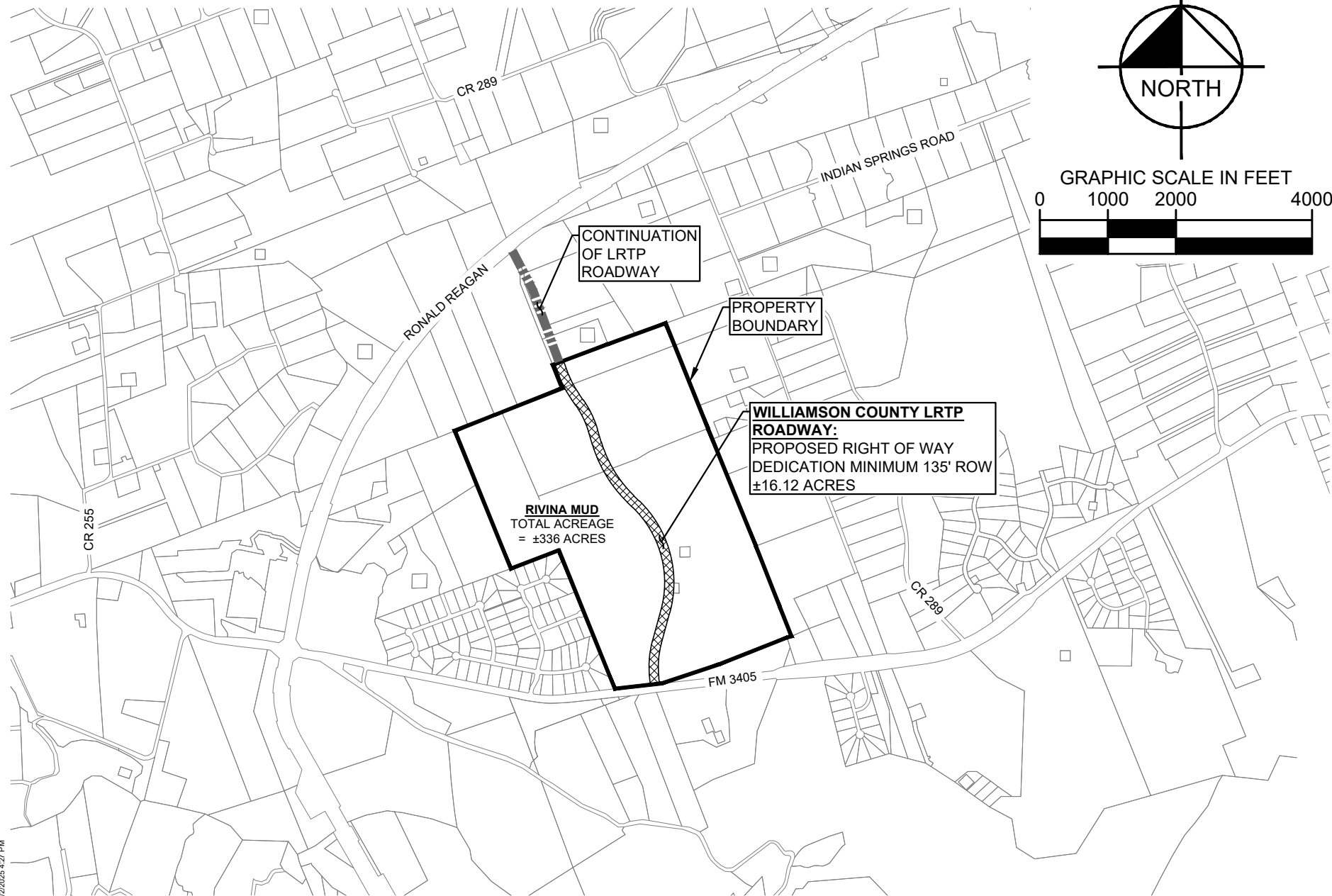
[attached]

GRANADOS, ALEX 5/7/2025 3:12 PM
K:\GEO_CIVIL\06500700-RAGSDALE RANCH\CAD\PRELIMINARY\EXHIBITS\MUD CONSENT AGREEMENT EXHIBIT B.DWG
5/2/2025 4:27 PM

PLOTTED BY
DWG NAME
LAST SAVED

EXHIBIT B

Williamson County, Texas
MAY 2025



Kimley»Horn

501 South Austin Avenue
Suite 1310
Georgetown, TX 78626
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.