

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

John@scrllaw.com

July 17, 2025

Via e-mail: clough@barronadler.com

Chris Clough

Glorieni Azeredo

Barron Adler Clough & Oddo, PLLC

808 Nueces Street

Austin, Texas 78701

ATTORNEYS FOR CONDEMNEE

BUSTLE INVESTMENT GROUP, LLC

RULE 11 SETTLEMENT AGREEMENT

Re: 1) *Williamson County, Texas v. Bustle Investment Group, LLC, et al.*; Cause No. 21-0231-CC2; filed in the County Court at Law No. Two of Williamson County, Texas; Corridor H project; Parcel 4 ; and 2) *Williamson County, Texas v. Bustle Investment Group, LLC, et al.*; Cause No. 21-0232-CC3; filed in the County Court at Law No. three of Williamson County, Texas; Corridor H project; Parcel 5.

Dear Mr. Clough:

This letter will serve as a Rule 11 Settlement Agreement ("Agreement") between Williamson County, Texas ("Condemnor") and Bustle Investment Group, LLC (hereinafter "Condemnee"), (collectively the "Parties") as to the following:

1. This Rule 11 Settlement Agreement is for the resolution of the above referenced condemnation cases brought by the Condemnor.
2. Cause No. 21-0231-CC2, Parcel 4:
 - a. Condemnor agrees to pay the total compensation amount of \$265,553.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in the case under Cause No. 21-0231-CC2, including, but not limited to, compensation for Condemnor's fee simple acquisition, described in Exhibit "A" ("Parcel 4") attached hereto, damages to the remainder, if any, and any costs to cure.
 - b. The Parties agree to settle this condemnation case for the acquisition of Parcel 4 via an agreed or final judgment for the total compensation amount of \$265,553.00.


- c. The Parties agree that \$265,553.00 is the final and total compensation amount payable to all parties in this case and is inclusive of any pre-judgment interest. The Condemnor shall receive credit of the funds previously paid pursuant to the Award and/or PUA in this case.
 - d. Post-judgment interest, if any, is tolled for a period of 60 days after the Court signs a judgment in this case. If Condemnor fails to pay the remaining balance owed after credits from the award and/or PUA payments within the 60 days of the Court signing a judgment in this case, then Condemnees shall be entitled to post-judgment interest only on the remaining balance that has not been paid at the statutory rate as of the date the judgment is signed by the Court until paid.
 - e. Plaintiff shall make such payment by wire transfer, check, or warrant payable to "Barron, Adler, Clough & Oddo, PLLC, Client Trust Account, FBO Bustle Investment Group, LLC," and if applicable, deliver such payment to Barron, Adler, Clough & Oddo, PLLC, at 808 Nueces Street, Austin, Texas 78701; and that Condemnee or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnee is unable to provide necessary documents to effectuate payment, or be available to accept payment, as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy payment obligations.
 - f. Condemnor's sole compensation obligation shall be the total payment of \$265,553.00 for Parcel 4. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.
3. Cause No. 21-0232-CC3, Parcel 5:
- a. Condemnor agrees to pay the total compensation amount of \$173,447.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in the case under Cause No. 21-0232-CC3, including, but not limited to, compensation for Condemnor's fee simple acquisition, described in Exhibit "B" ("Parcel 5") attached hereto, damages to the remainder, if any, and any costs to cure.
 - b. The Parties agree to settle this condemnation case for the acquisition of Parcel 5 via an agreed or final judgment for the total compensation amount of \$173,447.00.
 - c. The Parties agree that \$173,447.00 is the final and total compensation amount payable to all parties in this case and is inclusive of any pre-judgment interest. The Condemnor shall receive credit of the funds previously paid pursuant to the Award and/or PUA in this case.
 - d. Post-judgment interest, if any, is tolled for a period of 60 days after the Court signs a judgment in this case. If Condemnor fails to pay the remaining balance owed after credits from the award and/or PUA payments within the 60 days of the Court signing a judgment in this case, then Condemnees shall be entitled to post-judgment interest

only on the remaining balance that has not been paid at the statutory rate as of the date the judgment is signed by the Court until paid.

- e. Plaintiff shall make such payment by wire transfer, check, or warrant payable to "Barron, Adler, Clough & Oddo, PLLC, Client Trust Account, FBO Bustle Investment Group, LLC," and if applicable, deliver such payment to Barron, Adler, Clough & Oddo, PLLC, at 808 Nueces Street, Austin, Texas 78701; and that Condemnee or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnee is unable to provide necessary documents to effectuate payment, or be available to accept payment, as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy payment obligations.
 - f. Condemnor's sole compensation obligation shall be the total payment of \$173,447.00 for Parcel 5. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.
- 4. If any party outside of this Agreement contests compensation and/or this settlement at any proceeding after this Agreement is fully executed in either case, Condemnor may terminate this contract, and the Parties may proceed with both lawsuits as if there had never been an agreement.
 - 5. This agreement is contingent on final approval by Condemnor. In the event this Agreement is not approved by Condemnor and executed by an authorized representative, this agreement is null and void and the Parties may continue with both cases as if there had never been an agreement.
 - 6. This Agreement may be filed as a Rule 11 agreement in both cases.
 - 7. The Parties bear their own cost of court as incurred.

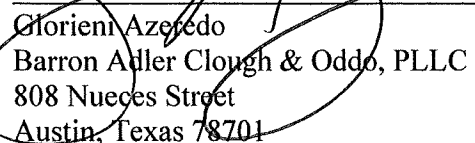
If this letter correctly sets forth the terms of our agreement and the settlement reached between Condemnor and Condemnees, please indicate by having the appropriate person execute this letter in the space indicated below and return it to my attention for filing with the Clerk.

Sincerely,


John L. Kelley
Sheets & Crossfield, PLLC
Attorney for Williamson County, Texas

[Signature pages follow]

AGREED AND ACCEPTED:




Gloriana Azeredo
Barron Adler Clough & Oddo, PLLC
808 Nueces Street
Austin, Texas 78701

ATTORNEY FOR CONDEMNEE
BUSTLE INVESTMENT GROUP, LLC

AGREED AND ACCEPTED:

Williamson County, Texas

By: 
Steve Snell (Jul 30, 2025 21:30:17 CDT)

Print/title: County Judge

Date: Jul 30, 2025

EXHIBIT "A"

County: Williamson
Parcel No.: 4
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4
July 24, 2020

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.366 ACRE (15,941 SQ. FT.) PARCEL OF LAND LOCATED IN THE W. ANDERSON SURVEY, ABSTRACT 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A LOT 4, SPANISH OAKS TERRACE, PHASE TWO, A SUBDIVISION OF RECORD IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO BUSTLE INVESTMENT GROUP, LLC, RECORDED SEPTEMBER 13, 2019 IN DOCUMENT NO. 2019092139, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.366 ACRE (15,941 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron rod found 488.29 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 261+37.48, for the southwest corner of said Lot 4, same being the southeast corner of Lot 5 of said Spanish Oaks Terrace Subdivision, described as a called 4.34 acre tract of land in a deed to Bustle Investment Group, LLC, recorded in Document No. 2018024886, O.P.R.W.C.TX.;

THENCE N 69°42'58" E, with the common line of said Lot 4 and Lot 3 of said Spanish Oaks Terrace Subdivision, described in a deed to Bustle Investment Group, LLC, recorded in Document No. 2019125401, O.P.R.W.C.TX., a distance of 424.30 feet to a calculated point** (Surface Coordinates: N=10,171,710.70, E=3,106,908.89) 64.00 feet right of Sam Bass Road E.C.S 261+40.67 on the proposed west right-of-way line of Sam Bass Road, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the common line of said Lot 4 and said Lot 3, with the proposed west right-of-way line of said Sam Bass Road, over and across said Lot 4, the following two (2) courses and distances numbered 1-2:

1) N 20°42'48" W, a distance of 346.18 feet to a calculated point** 64.00 feet right of Sam Bass Road E.C.S. 257+94.49, and

2) N 65°42'44" W, a distance of 102.93 feet to a 5/8-inch Iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 136.78 feet right of Sam Bass Road E.C.S. 257+21.71 on the existing south right-of-way line of FM 1431 (E. Whitestone Blvd), a variable width right-of-way, recorded in Volume 875, Page 131, Deed Records of Williamson County, Texas (D.R.W.C.TX.), for the northwest corner of the parcel described herein, said point being the beginning of a curve to the right;

3) **THENCE** departing the proposed west right-of-way line of said Sam Bass Road with the existing south right-of-way line of said FM 1431 and said curve to the right, for an arc distance of 102.38 feet, through a central angle 00°46'41", having a radius of 7,539.44 feet, and a chord that bears N 69°10'22" E, a distance of 102.38 feet to a 5/8-inch Iron rod found bent on the existing west right-of-way line of Sam Bass Road, a variable width right-of-way, no recorded information found, for the northeast corner of said Lot 4 and the parcel described herein;

4) **THENCE** S 21°16'39" E, departing the existing south right-of-way line of said FM 1431, with the existing west right-of-way line of said Sam Bass, a distance of 419.43 feet to a calculated point, for the northeast corner of said Lot 3, same being the southeast corner of said Lot 4 and the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 4
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 4
July 24, 2020

5) **THENCE** S 69°42'58" W, departing the existing west right-of-way line of said Sam Bass Road, with the common line of said Lot 4 and said Lot 3, a distance of 33.73 feet to the **POINT OF BEGINNING**, and containing 0.366 acre (15,941 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

**Unable to set at time of survey, 5/8" Iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.

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

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

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

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

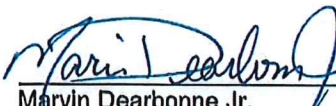
 24 July 2020
Marvin Dearbonne Jr. Date
Registered Professional Land Surveyor
No. 5697 – State of Texas



EXHIBIT "A"

(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

C.R. 175 (SAM BASS RD) SAM BASS ROAD ENGINEER'S CENTERLINE 260+00 263+00

S20°42'48"E 1,634.35'

W. ANDERSON SURVEY
ABSTRACT 15

5/8" BENT

EXISTING R.O.W. S21°08'09"E 417.81'

(4) (0.366 AC.)

WATERLINE EASEMENT
DOC. NO. 2007103234
O.P.R.W.C. TX.

**UNABLE TO SET
AT TIME OF SURVEY
257+94.49
64.00' RT

0.096 AC.
10' EASEMENT FOR
FUTURE ROAD WIDENING
CABINET C, SLIDE 48
P.R.W.C. TX.

P.O.B.
**UNABLE TO SET
AT TIME OF SURVEY
N=10,171,710.70
E=3,106,906.89
261+40.67
64.00' RT

BUSTLE INVESTMENT GROUP, LLC
RECORDED SEPTEMBER 13, 2019
DOC. NO. 2019092139
O.P.R.W.C. TX.

LOT 4
SPANISH OAKS TERRACE
PHASE 2
CABINET C, SLIDE 48
P.R.W.C. TX.

BUSTLE INVESTMENT GROUP, LLC
DOC. NO. 2019125401
O.P.R.W.C. TX.

LOT 3
SPANISH OAKS TERRACE
PHASE TWO
CABINET C, SLIDE 48
P.R.W.C. TX.

ELECTRIC LINE EASEMENT
DOC. NO. 2019046981
O.P.R.W.C. TX.

10' EASEMENT FOR
FUTURE ROAD WIDENING
CABINET C, SLIDE 40
P.R.W.C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°46'41"RT	7,539.44'	102.38'	102.38'	N69°10'22"E
(C1)	(RT)	(7539.44')	(134.79')	(134.78')	(N69°02'49"E)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N65°42'44"W	102.93'
L2	S69°42'58"W	33.73'

10' P.U.E.

BUSTLE INVESTMENT GROUP, LLC
CALLED 4.34 ACRES
DOC. NO. 2018024886
O.P.R.W.C. TX.

LOT 5
SPANISH OAKS TERRACE
PHASE 2
CABINET C, SLIDE 48
P.R.W.C. TX.

P.O.C.
251+37.48
488.29' RT

PAGE 3 OF 4
REF. FIELD NOTE NO. 45808

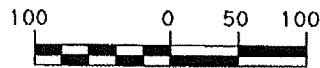
FILE:\\eamino\ous\PROJECTS\1017038216\100\Survey\03Exhibit\4\PLAY\00P-4.dgn

EXISTING 4.36 AC. ACQUIRE 0.366 AC. REMAINING 3.994 AC. RIGHT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Permit No. 10054300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BUSTLE INVESTMENT GROUP, LLC
PARCEL 4
0.366 AC. (15,941 SQ. FT.)



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

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- f--- DISTANCE NOT TO SCALE
- f--- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD80 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 1952115, EFFECTIVE DATE DECEMBER 23, 2019, AND ISSUED DATE JANUARY 3, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM DASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE, SCHEMATIC RECEIVED BY SAM, LLC, IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- AREA CALCULATED BY SAM, LLC.
- UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

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

Marvin Dearbonne Jr.
MARVIN DEARBONNE JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5697, STATE OF TEXAS

24 July 2020
DATE



EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1952115, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE DECEMBER 23, 2019, AND ISSUED DATE JANUARY 3, 2020.

1. RESTRICTIVE COVENANTS: CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NO. 199938819, DOCUMENT NO. 2004067353, DOCUMENT NO. 2017024684, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. 10' IN WIDTH ALONG STREETSIDE PROPERTY LINES FOR FUTURE ROAD WIDENING EASEMENT RECORDED IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. 10' IN WIDTH ALONG ALL BOUNDARY LINES FOR PUBLIC UTILITIES EASEMENT RECORDED IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

C. ELECTRIC/TELEPHONE EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 601, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, UNPLOTTABLE, MAY AFFECT.

D. ELECTRIC LINE EASEMENT TO LCRA TRANSMISSION SERVICES CORPORATION RECORDED IN DOCUMENT NO. 2019046901, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

E. TERMS, CONDITIONS, AND STIPULATIONS IN THE INTERLOCAL AGREEMENT AS EVIDENCED IN AMENDMENT RECORDED IN DOCUMENT NO. 2006047401, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

F. ANY AND ALL PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY.

G. ALL LEASES, GRANTS, EXCEPTION OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

H. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

I. 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.

J. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

K. RIGHT OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

PAGE 4 OF 4

REF. FIELD NOTE NO. 45808

FILE:\seamino\au\PROJECTS\1017030216\100\SURVEY\03EXHIBIT\4\PLAT\00P-4.dgn

EXISTING	4.36 AC.	ACQUIRE	0.366 AC.	REMAINING	3.994 AC.	RIGHT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10061300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BUSTLE INVESTMENT GROUP, LLC
PARCEL 4
0.366 AC. (15,941 SQ. FT.)

EXHIBIT "B"

County: Williamson
Parcel No.: 5
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4
July 24, 2020

PROPERTY DESCRIPTION FOR PARCEL 5

DESCRIPTION OF A 0.352 ACRE (15,311 SQ. FT.) PARCEL OF LAND LOCATED IN THE W. ANDERSON SURVEY, ABSTRACT 15, AND THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 3, SPANISH OAK TERRACE, PHASE TWO, A SUBDIVISION OF RECORD IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO BUSTLE INVESTMENT GROUP, LLC, RECORDED DECEMBER 11, 2019 IN DOCUMENT NO. 2019125401, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.352 ACRE (15,311 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron rod found 488.29 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 261+37.48 on the north line of Lot 15, of said Spanish Oaks Terrace Subdivision, described in a deed to M.A. Urbanczyk, Jr. & Linda G. Urbanczyk, recorded in Document No. 1999061910, O.P.R.W.C.TX., for the southwest corner Lot 4, of said Spanish Oak Terrace Subdivision, described in a deed to Bustle Investment, LLC, recorded in Document No. 2019092139, O.P.R.W.C.TX., same being the southeast corner of Lot 5, of said Spanish Oaks Terrace Subdivision, described in a deed to Bustle Investment Group, LLC, recorded in Document No. 2018024886, O.P.R.W.C.TX.;

THENCE N 69°42'58" E, with the common line of said Lot 15 and said Lot 4, a distance of 424.30 feet to a calculated point** (Surface Coordinates: N=10,171,710.70, E=3,106,908.89) 64.00 feet right of Sam Bass Road E.C.S 261+40.67 on the proposed west right-of-way line of Sam Bass Road, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 69°42'58" E, departing the proposed west right-of-way line of said Sam Bass Road, continuing with the common line of said Lot 3 and said Lot 4, crossing at a distance of 23.73 feet the north line of a 10-foot wide Road Widening Easement shown on the said Spanish Oaks Terrace subdivision plat, and continuing for a total distance of 33.73 feet to a calculated point on the existing west right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the southeast corner of said Lot 4, same being the northeast corner of said Lot 3 and of the parcel described herein;

2) **THENCE** S 20°24'05" E, departing the common line of said Lot 3 and Lot 4, with the existing west right-of-way of said Sam Bass Road and the east line of said 10-foot wide Road Widening Easement, a distance of 471.88 feet to a 5/8-inch iron with an aluminum cap stamped "WILLIAMSON COUNTY" (1/2-inch iron rod found but replaced with 5/8-inch iron with an aluminum cap stamped "WILLIAMSON COUNTY") set 32.84 feet right of Sam Bass Road E.C.S. 266+12.79 on the proposed west right-of-way line of said Sam Bass Road, for the northeast corner of Lot 2, of said Spanish Oak Terrace Subdivision, described in a deed to Amy Kwalwasser and Chris Kjeldsen, recorded in Book 2522, Page 494, Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the southeast corner of Lot 3 and of the parcel described herein;

EXHIBIT "B"

County: Williamson
Parcel No.: 5
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 4
July 24, 2020

THENCE, departing the existing west right-of-way line of said Sam Bass Road, with the proposed west right-of-way line of said Sam Bass Road, the following two (2) courses and distances numbered 3-4:

3) S 69°36'12" W, crossing at a distance of 10.00 feet the south line of said 10-foot wide Road Widening Easement, and continuing for a total distance of 31.16 feet to a calculated point** 64.00 feet right of Sam Bass Road E.C.S. 266+12.66, for the southwest corner of the parcel described herein, and

4) N 20°42'48" W, over and across said Lot 3, a distance of 471.95 feet to the **POINT OF BEGINNING**, and containing 0.352 acre (15,311 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

**Unable to set at time of survey, 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.


THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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


Marvin Dearbonne Jr. Date 24 JULY 2020
Registered Professional Land Surveyor
No. 5697 – State of Texas



CITY OF ROUND ROCK
245.4 ACRES
DOC. NO. 2000066640
O.P.R.W.C. TX.

EXISTING R.O.W.

WILLIAMSON COUNTY
DOC. NO. 2002031683
O.P.R.W.C. TX.

260+00 265+00
SAM BASS ROAD S20°42'48"E 1,634.35' C.R. 175 (SAM BASS RD)
ENGINEER'S CENTERLINE S20°24'05"E 471.88' (VARIABLE WIDTH R.O.W.)
EXISTING R.O.W. (NO RECORD INFORMATION FOUND)

W. ANDERSON SURVEY
ABSTRACT 15

P.O.B.
**UNABLE TO SET
AT TIME OF SURVEY
N=10, 171, 710.70
E=3, 106, 908.89
261+40, 67
64.00' RT

BUSTLE INVESTMENT GROUP, LLC
DOC. NO. 2019092139
O.P.R.W.C. TX.

LOT 4
SPANISH OAKS TERRACE
PHASE 2
CABINET C, SLIDE 48
P.R.W.C. TX.

PROPOSED R.O.W. N20°42'48"W 471.95'
0.109 AC
10' EASEMENT FOR FUTURE
ROAD WIDENING
CABINET C, SLIDE 48
P.R.W.C. TX.

GRAVEL
ROAD

266+12.79
32.84' RT
(1/2" IRF REPLACED
WITH 5/8" IR W/ACAP
"WILLIAMSON COUNTY")

**UNABLE TO SET
AT TIME OF SURVEY
266+12.66
64.00' RT

AMY KNALWASSER
& CHRIS KJELDSEN
BOOK 2522, PG. 494
O.P.R.W.C. TX.

LOT 2
SPANISH OAK TERRACE
PHASE TWO
CABINET C, SLIDE 48
P.R.W.C. TX.

BUSTLE INVESTMENT GROUP, LLC
RECORDED DECEMBER 11, 2019
DOC. NO. 2019125401
O.P.R.W.C. TX.

LOT 3
SPANISH OAK TERRACE
PHASE TWO
CABINET C, SLIDE 48
P.R.W.C. TX.

J.H. DILLARD SURVEY
ABSTRACT 179

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69°42'58"E	33.73'
L2	S69°36'12"W	31.16'

N69°42'58"E 424.30'
10' P.U.E.
N72°16'E 456.95'

10' P.U.E.

N72°16'E 414.80'

10' P.U.E.

P.O.C.
1/2"
261+37.48
488.29' RT

BUSTLE INVESTMENT GROUP, LLC
CALLED 4.34 ACRES
DOC. NO. 2018024886
O.P.R.W.C. TX.

LOT 5
SPANISH OAKS TERRACE
PHASE 2
CABINET C, SLIDE 48
P.R.W.C. TX.

100 0 50 100
GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

PAGE 3 OF 4

REF. FIELD NOTE NO. 45814

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\5\PLAT\00P-5.dgn

EXISTING *4.480 AC. ACQUIRE 0.352 AC. REMAINING 4.128 AC. RIGHT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 12004-000

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BUSTLE INVESTMENT GROUP, LLC
PARCEL 5
0.352 AC. (15,311 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- P PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 1952118, EFFECTIVE DATE DECEMBER 23, 2019, AND ISSUED DATE JANUARY 3, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 - AREA CALCULATED BY SAM, LLC.
 - UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

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

Marvin Dearbonne Jr.
MARVIN DEARBONNE JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5697, STATE OF TEXAS

24 JULY 2020
DATE



FILE: \\saminc\lous\PROJECTS\1017038216\100\Survey\03Exhibit\5\PLAT\00VP-5.dgn

EXISTING | *4.480 AC. | ACQUIRE | 0.352 AC. | REMAINING | 4.128 AC. RIGHT



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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BUSTLE INVESTMENT GROUP, LLC
PARCEL 5
0.352 AC. (15,311 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1952118, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE DECEMBER 23, 2019, AND ISSUED DATE JANUARY 3, 2020.

1. RESTRICTIVE COVENANTS: CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NO. 199938819, DOCUMENT NO. 2004067953, DOCUMENT NO. 2017024684, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SUBJECT TO.

10A. 10' IN WIDTH ALONG STREETSIDE PROPERTY LINES FOR FUTURE ROAD WIDENING EASEMENT RECORDED IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. 10' IN WIDTH ALONG ALL BOUNDARY LINES FOR PUBLIC UTILITIES EASEMENT RECORDED IN CABINET C, SLIDE 48, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

C. ELECTRIC/TELEPHONE EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 601, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, UNPLOTTABLE, MAY AFFECT.

D. WATERLINE EASEMENT TO CITY OF ROUND ROCK, TEXAS RECORDED IN DOCUMENT NO. 2007103234, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

E. TERMS, CONDITIONS, AND STIPULATIONS IN THE INTERLOCAL AGREEMENT AS EVIDENCED IN AMENDMENT RECORDED IN DOCUMENT NO. 2006047401, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

F. ANY AND ALL PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY.

G. ALL LEASES, GRANTS, EXCEPTION OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

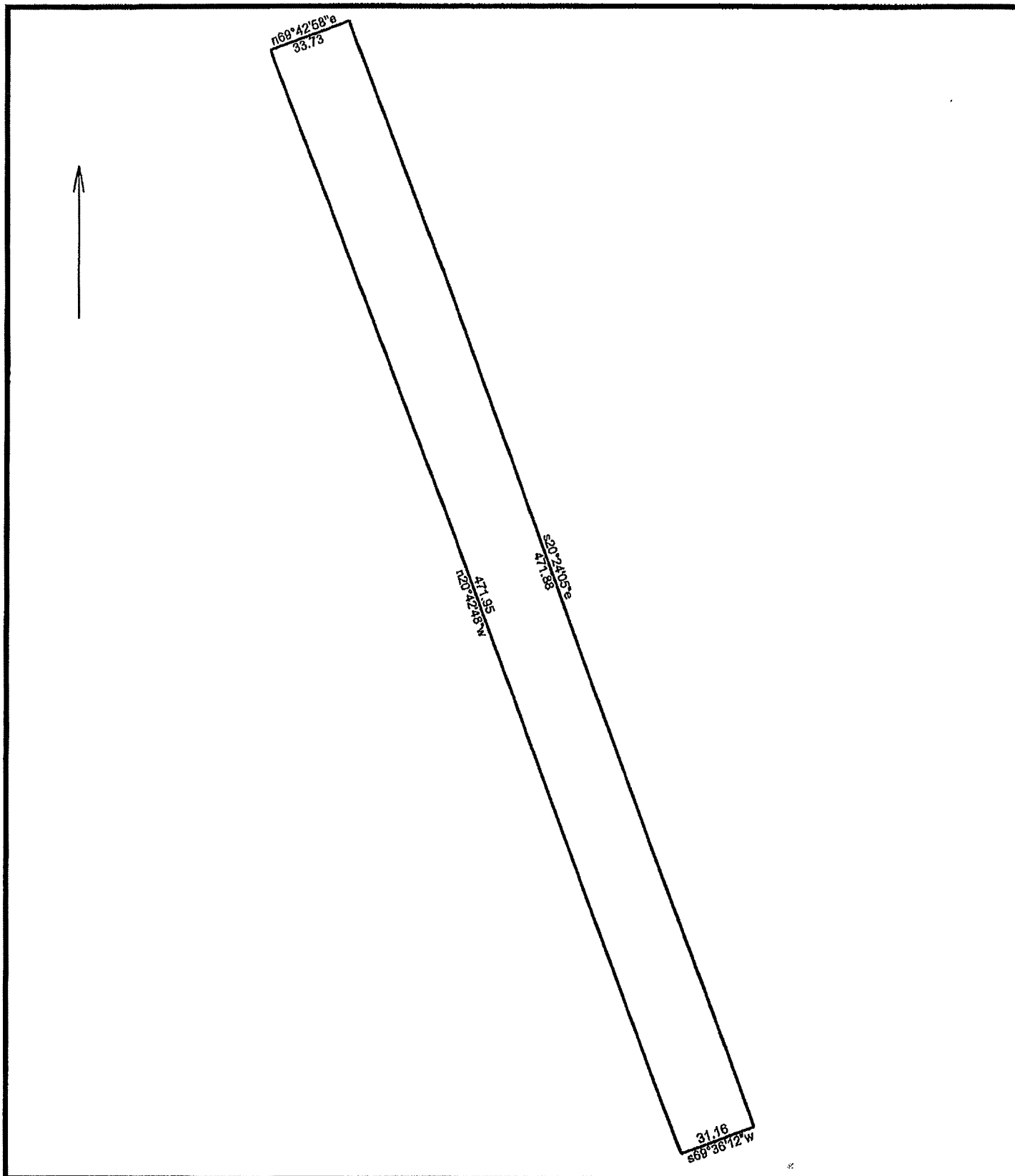
H. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

I. 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.

J. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

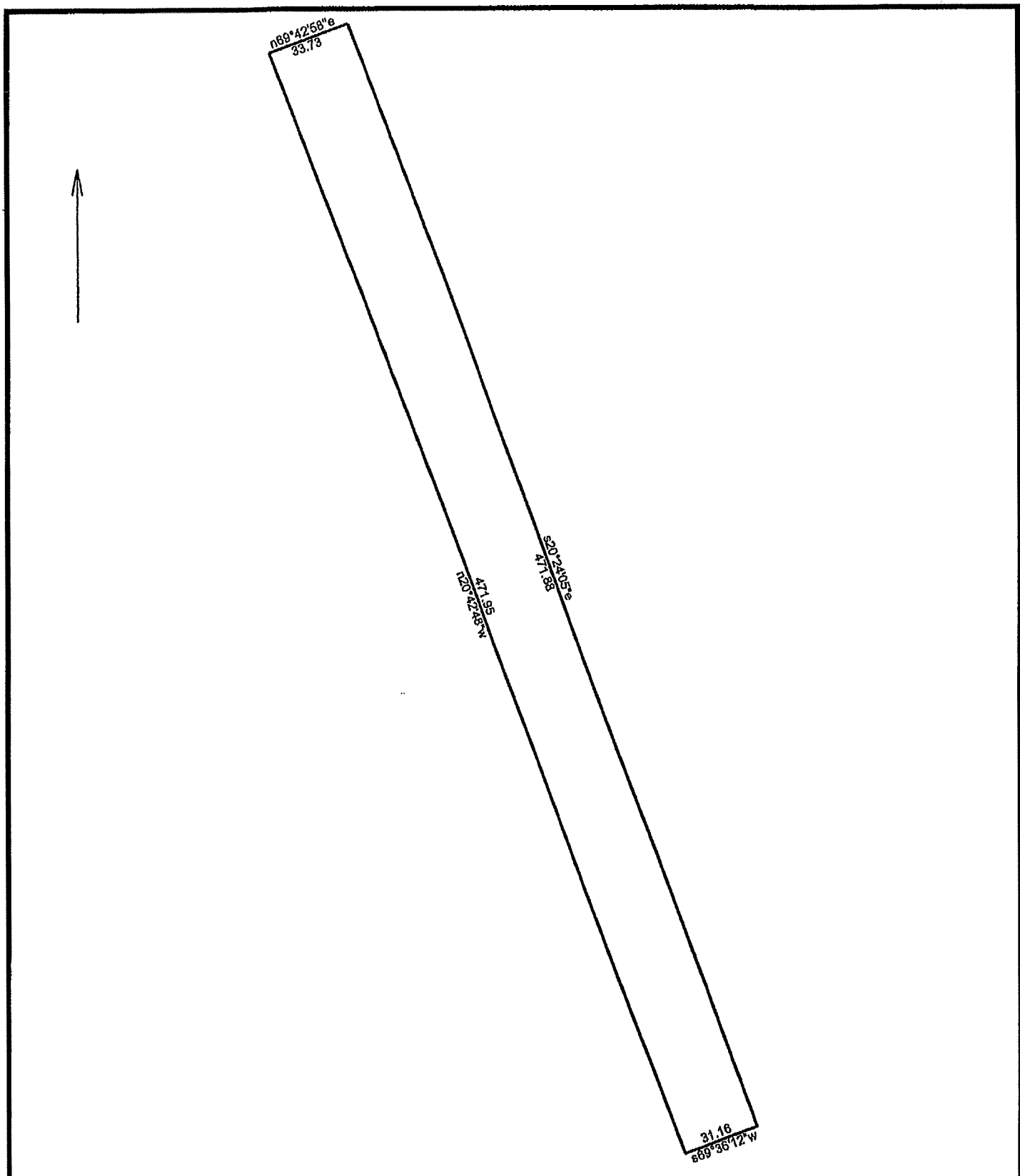
K. RIGHT OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

PAGE 4 OF 4
REF. FIELD NOTE NO. 45814



Scale: 1 inch= 51 feet | File: P-5-FN.ndp | 10/14/2019

Tract 1: 0.3515 Acres (15311 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/278238), Perimeter=1009 ft.
01 n89.4258e 33.73
02 s20.2405e 471.88
03 s69.3612w 31.16
04 n20.4248w 471.95



10/14/2019

Scale: 1 inch= 51 feet

File: P-5-PLAT.ndp

Tract 1: 0.3515 Acres (15311 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/278238), Perimeter=1009 ft.

01 n69.4258e 33.73
02 s20.2405e 471.88
03 s69.3612w 31.16
04 n20.4248w 471.95

1 Parcel P-5 : 240000 240004 240006 240005 240000
2
3 Total parent tract area = 15,311.7062 ft² = 0.3515 a
4 Total taken area = 0.0000 ft² = 0.0000 a
5 Remaining area = 15,311.7062 ft² = 0.3515 a
6
7 Description of parcel: P-5
8
9 Beginning parent tract description
10 =====
11
12 Point 240000 N 10,171,710.7003 E 3,106,908.8882 Sta 0+00.00
13
14 Course from 240000 to 240004 N 69° 42' 58" E Dist 33.7310
15
16 Point 240004 N 10,171,722.3938 E 3,106,940.5275 Sta 0+33.73
17
18 Course from 240004 to 240006 S 20° 24' 05" E Dist 471.8750
19
20 Point 240006 N 10,171,280.1180 E 3,107,105.0210 Sta 5+05.61
21
22 Course from 240006 to 240005 S 69° 36' 12" W Dist 31.1620
23
24 Point 240005 N 10,171,269.2576 E 3,107,075.8128 Sta 5+36.77
25
26 Course from 240005 to 240000 N 20° 42' 48" W Dist 471.9486
27
28 Point 240000 N 10,171,710.7003 E 3,106,908.8882 Sta 10+08.72
29
30 =====
31 Ending parent tract description
32
33 =====
34