

**DEVELOPMENT AGREEMENT BY AND BETWEEN WILLIAMSON COUNTY,  
TEXAS, AND REAGAN 245 REAL ESTATE LLC, REGARDING THE  
CONSTRUCTION OF CERTAIN IMPROVEMENTS TO REAGAN BOULEVARD**

This Development Agreement (the “Agreement”) is made by and between Williamson County, Texas (the “County”) and Reagan 245 Real Estate, LLC (the “Developer”), both acting by and through their duly authorized agents.

RECITALS

WHEREAS, the Developer owns approximately 3.088 acres of land abutting Ronald Reagan Blvd., as shown on Exhibit “A”, attached hereto (the “Property”); and

WHEREAS, the Developer intends to develop the Property with commercial uses; and

WHEREAS, the Parties acknowledge the need to make certain improvements to Reagan Blvd., namely a right turn lane (the “Developer Improvements”), to accommodate the development of the Property, of the types, amounts, and in the approximate locations depicted in Exhibit “B” attached hereto; and

WHEREAS, the County is in the process of designing and constructing improvements to Ronald Reagan Blvd. (the “County Project”); and

NOW THEREFORE, in consideration of the mutual covenants and agreements made herein, the County and the Developer do hereby agree as follows:

Article I.

County Responsibilities

1.1 The County shall be responsible for the preliminary and final design, relocation of utilities not owned by Developer, construction bidding, project management, and construction of the Developer Improvements. The County will jointly bid the work performed on the Developer Improvements as a component of the County Project. The portions of the County Project plans and specifications, including any amendments or change orders, relating to the Developer Improvements shall be provided to the Developer for review and comment prior to construction (the “Developer Improvement Plans”). The Developer shall have ten (10) days to provide a written response to any issues or defects identified in the Developer Improvement Plans.

Article II.

Developer Obligations

2.1 The Developer shall dedicate to the County a drainage easement interest in and to approximately 0.0139 acres of land in Williamson County, Texas (“Drainage Easement”), as described further in Exhibit “C” attached hereto, for the County Project. The Drainage Easement will be conveyed to the County in a document drafted by County, and said Drainage Easement dedication will be free and clear of all liens. Developer shall dedicate the Drainage Easement to County within sixty (60) days of the full execution of this Agreement.

2.2 The Developer shall reimburse the County for all costs associated with the Developer Improvements, including but not limited to all actual costs relating to the preliminary and final design, relocation of utilities owned by Developer, construction bidding, project management, and construction of the Developer Improvements (“Total Developer Participation Amount”), currently estimated at SIXTY-TWO THOUSAND FOUR HUNDRED FIFTY-SEVEN and No/100 DOLLARS (\$62,457.00), shown in further detail in Exhibit “D” attached hereto. The County shall submit an initial reimbursement request to the Developer, which shall be based on the actual design costs incurred and the actual construction unit pricing included at bid opening for the County Project construction contract (the “Initial Developer Participation Amount”). The County shall submit a reimbursement request for 100% of the Initial Developer Participation Amount upon award of the construction contract for the County Project. The Developer shall remit payment to the County for the Initial Developer Participation Amount within thirty (30) days after receipt of the reimbursement request from the County.

The County shall submit a final reimbursement request for any remaining design and construction costs for Developer Improvements included in the County Project once the County Project is completed and all final balancing change orders have been issued (the “Final Developer Participation Amount”). The Developer shall remit payment to the County for the Final Developer Participation Amount within thirty (30) days after receipt of the reimbursement request from the County. If the Final Developer Participation Amount is less than the Initial Developer Participation Amount, the County shall remit payment to the Developer within ninety (90) days after the County Project is completed.

### Article III. Miscellaneous

3.1 Mutual Assistance. The County and the Developer will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions of this Agreement.

3.2 Representations and Warranties. The County represents and warrants to the Developer that this Agreement is within its authority, and that it is duly authorized and empowered to enter into this Agreement, unless otherwise ordered by a court of competent jurisdiction. Developer represents and warrants to the County that it has the requisite authority to enter into this Agreement.

3.3 Default. If either the County or the Developer should default in the performance of any obligations of this Agreement, the other party shall provide such defaulting party written notice of the default, and a period of thirty (30) days to cure such default, provided, however, if the nature of the default does not involve the payment of money and is such that it cannot be reasonable cured within thirty (30) days, then the defaulting party shall have such time as is reasonably necessary to cure the default so long as the cure is commenced in thirty (30) days and diligently pursued to completion, prior to instituting an action for breach or pursuing any other remedy for default. If the defaulting party remains in default after notice and opportunity to cure, the non-defaulting party shall have the right to pursue any remedy at law or in equity for the defaulting party’s breach.

3.4 Attorney's Fees. In the event any legal action or proceeding is commenced between the County and the Developer to enforce provisions of this Agreement and recover damages for breach, the prevailing party in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, to the extent allowed by law.

3.5 Entire Agreement. This Agreement contains the entire agreement between the parties. This Agreement may only be amended, altered or revoke by written instrument signed by the County and the Developer.

3.6 Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns.

3.7 Assignment. The obligations of Developer hereunder shall run with the land. The Developer may assign all or part of its rights and obligations to a third party without the written consent of the County, so long as the assignee has the financial ability and development experience to perform the obligations of Developer hereunder.

3.8 Amendment. This Agreement may be amended by the mutual written agreement of the parties.

3.9 Termination. The County may terminate this Agreement if the payment terms described in Section 2.01 are not met.

3.10 Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered by actual delivery, facsimile with receipt of confirmation, or by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses:

**Developer:**

\_\_\_\_\_  
Attn: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_

**County:**

Williamson County, Texas  
Steven Snell, County Judge  
Georgetown, TX 78626  
Phone: (512) \_\_\_\_\_  
Fax: (512) \_\_\_\_\_

**With a copy to:**

Sheets & Crossfield, PLLC  
309 East Main St.  
Round Rock, TX 78664  
Phone: (512) 255-8877  
Fax: (512) 255-8986

Either Party may designate a different address at any time upon written notice to the other party.

3.11 Interpretation. Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any party.

3.12 Applicable Law. This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas, and venue shall lie in Williamson County, Texas.

3.13 Severability. In the event any provisions of this Agreement are illegal, invalid, or unenforceable under present or future laws, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

3.14 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

3.15 No Third-Party Beneficiaries. This Agreement is not intended to confer any rights, privileges, or causes of action upon any third party.

3.16 Exhibits. The following Exhibits are attached and incorporated by reference for all purposes:

|                    |                               |
|--------------------|-------------------------------|
| <u>Exhibit "A"</u> | Property Description          |
| <u>Exhibit "B"</u> | Developer Improvements        |
| <u>Exhibit "C"</u> | Drainage Easement Field Notes |
| <u>Exhibit "D"</u> | Cost Estimate                 |

3.17 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The County, its past, present, and future officers, elected officials, employees, and agents of the County, do not assume any responsibilities or liabilities to any third party in connection with the development of the Project or the design, construction, or operation of any portion of the Project.

3.18 Force Majeure. If, by reason of Force Majeure (as hereinafter defined), any party shall be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party shall give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence thereof. The obligations of the party giving such notice, to the extent affected by such Force Majeure, shall be suspended during the continuance of the inability claimed and for no longer period, and any such party shall in good faith exercise its best efforts to remove and overcome such inability. The term "Force Majeure" as utilized herein shall mean and refer to acts of God: acts of public enemies; orders of

any kind of the government of the United States, the State of Texas, or any other civil or military authority; lightning; fires; hurricanes; storms; floods; or other natural disasters or other causes not reasonably within the control of the party claiming such inability.

3.19. Contingent Possession. Upon completion of the full execution of this Agreement by all parties, the County, its agents and contractors shall be permitted at any time before January 1, 2026, to enter and possess the Property for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway improvement construction project of Developer on the Property or other obligations of this Agreement, and Developer agrees to make any gate access available to the County, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Agreement.

3.20 Effective Date. This Agreement becomes effective when signed by the last party whose signature makes this Agreement fully executed.

IN WITNESS WHEREOF, DEVELOPER AND COUNTY have executed duplicate counterparts to effectuate this Agreement to be effective as of the last date of due execution.

CR 245 REAL ESTATE, LLC.

By: *Saiyad Maknoja*  
Saiyad Maknoja (Dec 17, 2025 10:36:26 CST)  
Its: Owner  
Date: Dec 17, 2025

WILLIAMSON COUNTY, TEXAS

By: *snell*  
Steve Snell (Jan 14, 2026 15:34:54 CST)  
Steven Snell  
County Judge

Date: Jan 14, 2026

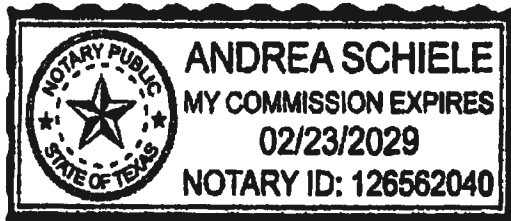
Attest:

*Nancy E. Rister*  
Nancy Rister, County Clerk

ACKNOWLEDGMENT

THE STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON           §

This instrument was acknowledged before me on this the 14th day of January, 2025 by Steven Snell, County Judge of Williamson County, Texas, on behalf of said governmental entity.



*Andrea Schiele*  
Notary Public, State of Texas

# EXHIBIT A

| Property | Owner                      | Property Address                                 | Tax Year | 2025 Market Value |
|----------|----------------------------|--|----------|-------------------|
| R629345  | REAGAN 245 REAL ESTATE LLC | 29901 RONALD W REAGAN BLVD, GEORGETOWN, TX 78633 | 2025     | \$586,299         |

Page: Property Details

### 2025 GENERAL INFORMATION

|                   |  |
|-------------------|--|
| Property Status   | Active   |
| Property Type     | Land - Transitional  |
| Legal Description | S12921 - HIGHLAND VILLAGE COMMERCIAL, BLOCK B, Lot 1-A (S/PT), ACRES 3.088 |
| Neighborhood      | G80 - WEST GEORGETOWN VACANT   |
| Account           | R-20-5481-000B-0001A   |
| Map Number        | 1-2515   |
| Effective Acres   | -  |

### 2025 OWNER INFORMATION

|                   |  |
|-------------------|--|
| Owner Name        | REAGAN 245 REAL ESTATE LLC                   |
| Owner ID          |  |
| Exemptions        |  |
| Percent Ownership | 100%   |
| Mailing Address   | 1624 SUNSET VISTA BND LEANDER, TX 78641-5255 |
| Agent             | -  |

### 2025 VALUE INFORMATION

#### MARKET VALUE

|                                       |                  |
|---------------------------------------|------------------|
| Improvement Homesite Value            | \$0              |
| Improvement Non-Homesite Value        | \$0              |
| <b>Total Improvement Market Value</b> | <b>\$0</b>       |
| Land Homesite Value                   | \$0              |
| Land Non-Homesite Value               | \$586,299        |
| Land Agricultural Market Value        | \$0              |
| Land Timber Market Value              | \$0              |
| <b>Total Land Market Value</b>        | <b>\$586,299</b> |

**Total Market Value \$586,299**

#### ASSESSED VALUE

|                                |                  |
|--------------------------------|------------------|
| Total Improvement Market Value | \$0              |
| Land Homesite Value            | \$0              |
| Land Non-Homesite Value        | \$586,299        |
| Agricultural Use               | \$0              |
| Timber Use                     | \$0              |
| <b>Total Appraised Value</b>   | <b>\$586,299</b> |
| Homestead Cap Loss             | -\$0             |
| Circuit Breaker Limit Cap Loss | -\$0             |

**Total Assessed Value \$586,299**

## 2025 ENTITIES & EXEMPTIONS

| TAXING ENTITY                                   | EXEMPTIONS | EXEMPTIONS AMOUNT | TAXABLE VALUE | TAX RATE PER 100 |
|---|------------|-------------------|---------------|------------------|
| CAD- Williamson CAD                             |            | -                 | \$586,299     | 0                |
| <a href="#">CGT- City of Georgetown</a>         |            | -                 | \$586,299     | 0.3647           |
| <a href="#">GWI- Williamson CO</a>              |            | -                 | \$586,299     | 0.35567          |
| <a href="#">R03- Somerset Hills Rd Dist # 3</a> |            | -                 | \$586,299     | 0.29             |
| <a href="#">RFM- Wmsn CO FM/RD</a>              |            | -                 | \$586,299     | 0.044329         |
| <a href="#">SGT- Georgetown ISD</a>             |            | -                 | \$586,299     | 1.0544           |
| <b>TOTALS</b>                                   |            |                   |               | <b>2.109099</b>  |

## 2025 LAND SEGMENTS

| LAND SEGMENT TYPE | STATE CODE                  | HOMESITE | MARKET VALUE | AG USE | TIM USE | LAND SIZE                              |
|-------------------|-----------------------------|----------|--------------|--------|---------|--|
| 1 - Vacant Land   | C5 - Commercial Vacant Land | No       | \$586,299    | \$0    | \$0     | 134,513 Sq. ft                         |
| <b>TOTALS</b>     |                             |          |              |        |         | <b>134,513 Sq. ft / 3.088000 acres</b> |

## VALUE HISTORY

| YEAR | IMPROVEMENT | LAND      | MARKET    | AG MARKET | AG USE | TIM MARKET | TIM USE | APPRAISED | HS CAP LOSS | CBL CAP LOSS | ASSESSED  |
|------|-------------|-----------|-----------|-----------|--------|------------|---------|-----------|-------------|--------------|-----------|
| 2024 | \$0         | \$377,128 | \$377,128 | \$0       | \$0    | \$0        | \$0     | \$377,128 | \$0         | \$0          | \$377,128 |
| 2023 | \$0         | \$377,128 | \$377,128 | \$0       | \$0    | \$0        | \$0     | \$377,128 | \$0         | \$0          | \$377,128 |

## SALES HISTORY

| DEED DATE  | SELLER                             | BUYER                      | INSTR #    | VOLUME/PAGE |
|------------|------------------------------------|----------------------------|------------|-------------|
| 11/12/2024 | BARGE V W III TRUSTEE OF VWB TRUST | REAGAN 245 REAL ESTATE LLC | 2024090916 |             |

# **EXHIBIT B**

GEORGETOWN  
CITY LIMITS

CULVERT 6

EXIST. ROW

EXIST. ROW

1970+00

TABLESPOON  
POND

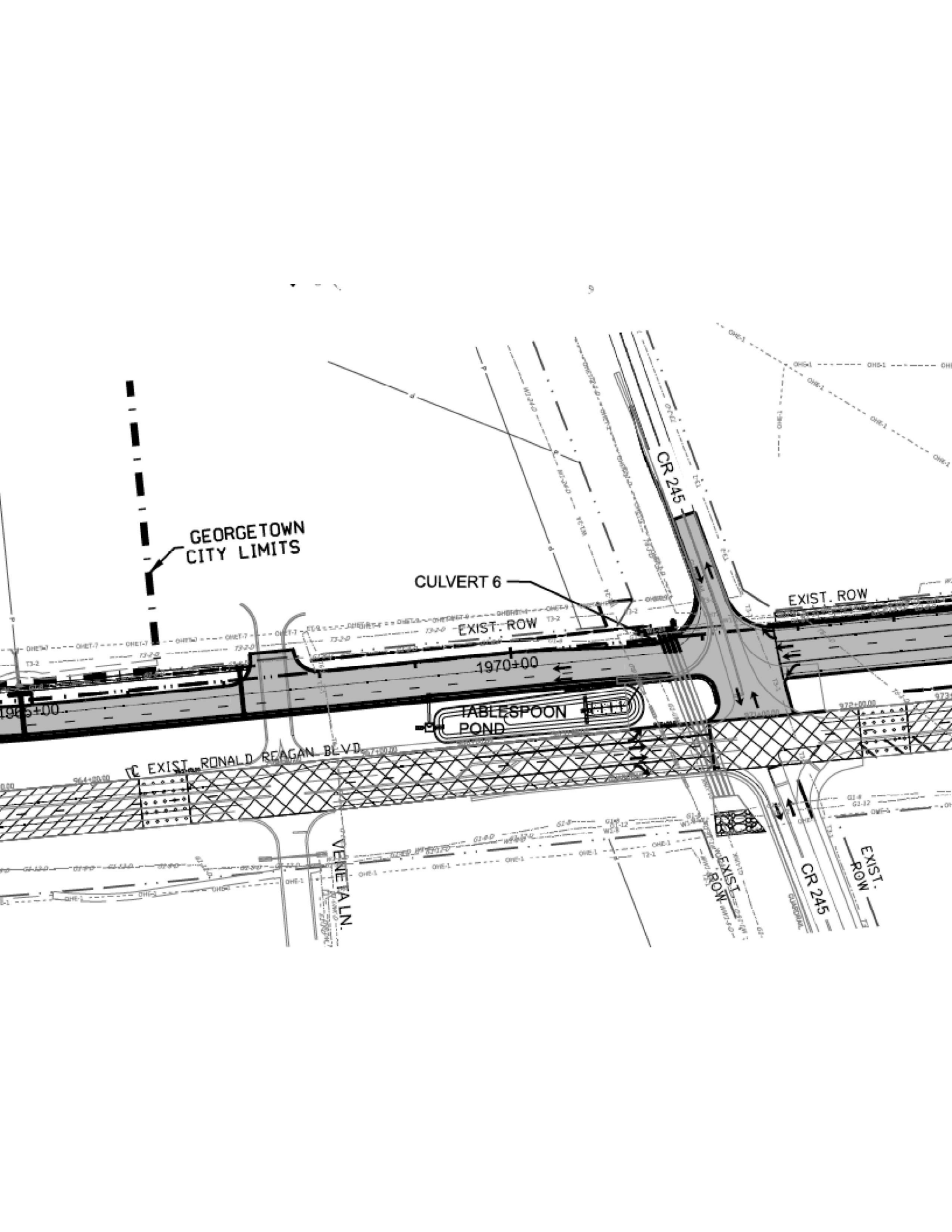
EXIST. RONALD REAGAN BLVD

VENETA LN

EXIST. ROW

CR 245

EXIST. ROW



# **EXHIBIT C**



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 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

*[signature page follows]*



EXHIBIT "A"

County: Williamson  
Highway: Ronald Reagan Boulevard  
Limits: From R.M. 2338 To S.H. 195 (Rattlesnake Road)  
Parcel No.: 107E

Page 1 of 4  
April 11, 2025

**PROPERTY DESCRIPTION FOR EASEMENT 107E**

DESCRIPTION OF A 0.0139 ACRE (606 SQ. FT.) EASEMENT LOCATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.421 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM V.W. BARGE III, TRUSTEE OF VWB TRUST TO REAGAN 245 REAL ESTATE LLC, RECORDED IN DOCUMENT NUMBER 2024090916, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED AS LOT 1-A, BLOCK B, HIGHLAND VILLAGE COMMERCIAL SUBDIVISION, AND RECORDED IN DOCUMENT NUMBER 2022045281, O.P.R.W.C.TX.; SAID 0.0139 ACRE (606 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a mag nail found 601.31 feet left of Ronald Reagan Boulevard Engineer's Station (E.C.S.) 969+60.74, on the existing west right-of-way (R.O.W.) line of County Road 245 (C.R. 245), a variable width ROW, recorded in Document Number 9553392, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the northeast corner of said Lot 1-A, Block B, Highland Village Commercial Subdivision;

**THENCE, South 21°21'44" East**, with the existing west R.O.W. line of said C.R. 245 and the east line of said Lot 1-A, Block B, Highland Village Commercial Subdivision, a distance of **483.91 feet** to a calculated point (Surface Coordinates: N=10,242,078.82, E= 3,101,002.61) 134.88 feet left of Ronald Reagan Boulevard E.C.S. 970+89.63, for the **POINT OF BEGINNING** and northeast corner of the easement described herein;

**THENCE**, with the existing west R.O.W. line of said C.R. 245, the following two (2) bearings and distances numbered 1-2:

- 1) **South 21°21'44" East**, a distance of **0.93 feet** to a calculated point 133.98 feet left of Ronald Reagan Boulevard E.C.S 970+89.87, for the east corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 41°03'43" West, a distance of 0.62 feet and corner of the easement described herein;
- 2) **South 31°23'24" West**, a distance of **30.31 feet** to a calculated point 109.88 feet left of Ronald Reagan Boulevard E.C.S 970+71.51 on the north line of Ronald Reagan Boulevard, a variable width ROW as recorded Document Number 2010006962, O.P.R.W.C.TX., for the southeast corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 31°23'24" West, a distance of 0.60 feet;

**THENCE, South 84°03'49" West**, departing the existing west R.O.W. line of said C.R. 245, with the existing north R.O.W. line of said Ronald Reagan Boulevard, a distance of **11.28 feet** to a calculated point 109.87 feet left of Ronald Reagan Boulevard E.C.S. 970+60.23, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod stamped "Tri-Tech Surveying" found bears South 84°03'49" West, a distance of 546.35 feet and South 05°56'11" West, a distance of 0.31 feet;

**THENCE**, departing the existing north R.O.W. line of said Ronald Reagan Boulevard, over and across said Lot 1-A, Block B, Highland Village Commercial Subdivision, the following two (2) courses and distances numbered 4-5:

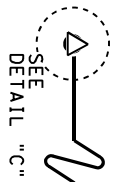
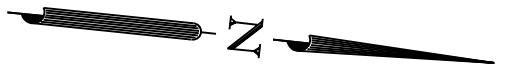
- 3) **North 21°21'44" West**, a distance of **25.93 feet** to a calculated point 134.87 feet left of Ronald Reagan Boulevard E.C.S. 970+53.32, for the northwest corner of the easement described herein, and



V.W. BARGE III, TRUSTEE OF THE VWB TRUST  
TO

REAGAN 245 REAL ESTATE LLC  
CALLED 4.421 ACRES  
SAVE AND EXCEPT 1.326 ACRES  
SPECIAL WARRANTY DEED  
EXECUTED NOVEMBER 14, 2024  
DOCUMENT NO. 2024090916  
O.P.R.W.C.TX.

LOT 1-A  
(4.421 ACRES)  
BLOCK B  
HIGHLAND VILLAGE COMMERCIAL  
DOCUMENT NO. 2022045281  
O.P.R.W.C.TX.



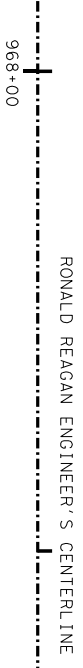
15' PUE  
DOC. NO. 2022045281  
O.P.R.W.C.TX.  
884° 03' 49" W 546.35'  
(S84° 05' 55" W 557.18')

EXISTING R.O.W.  
970+60.23  
109.87' LT  
970+53.32  
134.87' LT

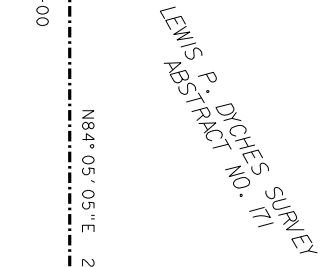
RONALD REAGAN BOULEVARD  
(R.O.W. WIDTH VARIES)

| LINE NO. | BEARING                            | DISTANCE           |
|----------|------------------------------------|--------------------|
| L1       | S21° 21' 44" E                     | 0.93'              |
| L2       | S31° 23' 24" W<br>(S31° 23' 34" W) | 30.31'<br>(30.30') |
| L3       | S84° 03' 49" W                     | 11.28'             |
| L4       | N21° 21' 44" W                     | 25.93'             |
| L5       | N84° 03' 49" E                     | 36.31'             |

WILLIAMSON COUNTY, TEXAS  
CALLED 15.55 ACRES  
(EXHIBIT A)  
DOCUMENT NO. 2010006962  
O.P.R.W.C.TX.

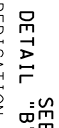


970+00  
N84° 05' 05" E 2,780.58'



P.O.C.  
969+60.74  
601.31' LT  
970+89.63  
134.88' LT  
N=10,242,078.82  
E=3,101,002.61

15' UE  
DOC. NO. 2019105285  
O.P.R.W.C.TX.  
15' PUE  
DOC. NO. 2022045281  
O.P.R.W.C.TX.  
S21° 18' 47" E 510.21'  
S21° 21' 44" E 483.91'  
CALLED 3.07 ACRES  
DOCUMENT NO. 9553392  
O.P.R.W.C.TX.



0.0139 AC.  
(606 SQ. FT.)



FILE: \\sami\inc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibit\Parcel\107\Ronald Reagan-Parcel  
EXISTING \*4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT



GRAPHIC SCALE  
SCALE: 1" = 40'  
WILLIAMSON COUNTY, TEXAS



**SAMI**<sup>TM</sup>

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

EASEMENT SKETCH  
SHOWING PROPERTY OF  
REAGAN 245 REAL ESTATE LLC  
EASEMENT 107E  
0.0139 AC. (606 SQ. FT.)

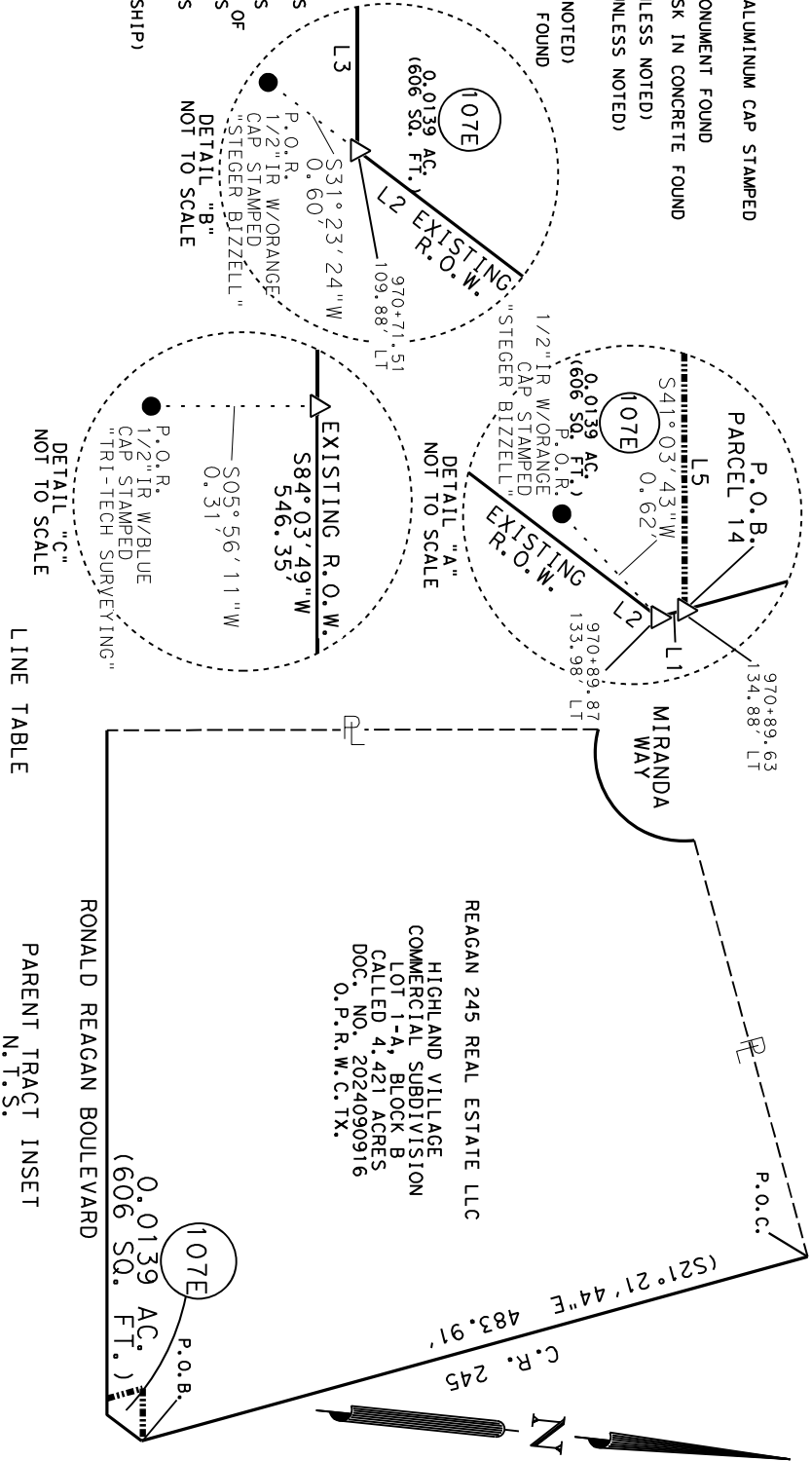
PAGE 3 OF 4  
REF. FIELD NOTE NO. 50698

**LEGEND**

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED WILLIAMSON COUNTY
- TxDOT TYPE I CONCRETE MONUMENT FOUND
- TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- COTTON SPINDLE FOUND
- MAG NAIL FOUND (UNLESS NOTED)
- ⊕ "X" SCRIBED IN CONCRETE FOUND
- ⊕ FENCE POST (TYPE NOTED)
- CALCULATED POINT
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLATT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- R.O.W. DEED LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BARBED WIRE FENCE
- BRICK FENCE

**NOTES:**

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 2011 ADJUSTMENT (EPOCH 2010.00)). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER SURVEY MATTERS, RECORDED OR UNRECORDED, THAT MAY NOT BE SHOWN.
3. ABSTRACTING AND FIELD SURVEYS WERE PERFORMED FROM SEPTEMBER, 2023 THROUGH MARCH, 2024.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- \* AREA CALCULATED BY SAM, LLC



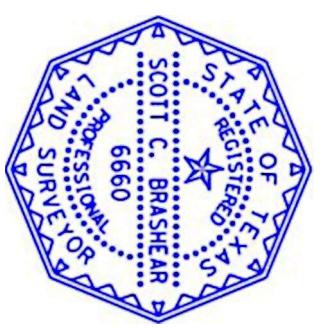
LINE TABLE

| LINE NO. | BEARING                    | DISTANCE |
|----------|----------------------------|----------|
| L1       | S21° 21' 44" E             | 0.93'    |
| L2       | S31° 23' 24" W<br>(30.31') | 30.31'   |
| L3       | S84° 03' 49" W             | 11.28'   |
| L4       | N21° 21' 44" W             | 25.93'   |
| L5       | N84° 03' 49" E             | 36.31'   |

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

*Scott C. Brashear*

April 11, 2025



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

DATE

REF. FIELD NOTE NO. 50698  
Parcel 107/Ronald Reagan-Parcel 107

FILE: \\sami\LAUS\PROJECTS\1019052774P\100\Survey\03Exhib1+Parcel\Parcel 107\Ronald Reagan-Parcel 107

EXISTING \*4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT



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

EASEMENT SKETCH  
SHOWING PROPERTY OF  
REAGAN 245 REAL ESTATE LLC  
EASEMENT 107E  
0.0139 AC. (606 SQ. FT.)

**JOINDER AND CONSENT OF LIENHOLDER TO DRAINAGE EASEMENT**

**PIONEER FINANCE, INC., a Texas Corporation**, as beneficiary of Deed of Trust, dated November 12, 2024, and recorded in Document No. 2024090918 of the Official Public Records of Williamson County, Texas, securing certain promissory note of even date herewith (collectively the “Grantor Security Documents”), that create liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit “A” executes this Drainage Easement for the limited purpose of (i) consenting to the terms and conditions of the foregoing Drainage Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Drainage Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Drainage Easement.

PIONEER FINANCE, INC., a Texas Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

THE STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of Pioneer Finance, Inc., in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Notary Public, State of \_\_\_\_\_

EXHIBIT "A"

County: Williamson  
Highway: Ronald Reagan Boulevard  
Limits: From R.M. 2338 To S.H. 195 (Rattlesnake Road)  
Parcel No.: 107E

Page 1 of 4  
April 11, 2025

**PROPERTY DESCRIPTION FOR EASEMENT 107E**

DESCRIPTION OF A 0.0139 ACRE (606 SQ. FT.) EASEMENT LOCATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.421 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM V.W. BARGE III, TRUSTEE OF VWB TRUST TO REAGAN 245 REAL ESTATE LLC, RECORDED IN DOCUMENT NUMBER 2024090916, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED AS LOT 1-A, BLOCK B, HIGHLAND VILLAGE COMMERCIAL SUBDIVISION, AND RECORDED IN DOCUMENT NUMBER 2022045281, O.P.R.W.C.TX.; SAID 0.0139 ACRE (606 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a mag nail found 601.31 feet left of Ronald Reagan Boulevard Engineer's Station (E.C.S.) 969+60.74, on the existing west right-of-way (R.O.W.) line of County Road 245 (C.R. 245), a variable width ROW, recorded in Document Number 9553392, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the northeast corner of said Lot 1-A, Block B, Highland Village Commercial Subdivision;

**THENCE, South 21°21'44" East**, with the existing west R.O.W. line of said C.R. 245 and the east line of said Lot 1-A, Block B, Highland Village Commercial Subdivision, a distance of **483.91 feet** to a calculated point (Surface Coordinates: N=10,242,078.82, E= 3,101,002.61) 134.88 feet left of Ronald Reagan Boulevard E.C.S. 970+89.63, for the **POINT OF BEGINNING** and northeast corner of the easement described herein;

**THENCE**, with the existing west R.O.W. line of said C.R. 245, the following two (2) bearings and distances numbered 1-2:

- 1) **South 21°21'44" East**, a distance of **0.93 feet** to a calculated point 133.98 feet left of Ronald Reagan Boulevard E.C.S 970+89.87, for the east corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 41°03'43" West, a distance of 0.62 feet and corner of the easement described herein;
- 2) **South 31°23'24" West**, a distance of **30.31 feet** to a calculated point 109.88 feet left of Ronald Reagan Boulevard E.C.S 970+71.51 on the north line of Ronald Reagan Boulevard, a variable width ROW as recorded Document Number 2010006962, O.P.R.W.C.TX., for the southeast corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 31°23'24" West, a distance of 0.60 feet;

**THENCE, South 84°03'49" West**, departing the existing west R.O.W. line of said C.R. 245, with the existing north R.O.W. line of said Ronald Reagan Boulevard, a distance of **11.28 feet** to a calculated point 109.87 feet left of Ronald Reagan Boulevard E.C.S. 970+60.23, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod stamped "Tri-Tech Surveying" found bears South 84°03'49" West, a distance of 546.35 feet and South 05°56'11" West, a distance of 0.31 feet;

**THENCE**, departing the existing north R.O.W. line of said Ronald Reagan Boulevard, over and across said Lot 1-A, Block B, Highland Village Commercial Subdivision, the following two (2) courses and distances numbered 4-5:

- 3) **North 21°21'44" West**, a distance of **25.93 feet** to a calculated point 134.87 feet left of Ronald Reagan Boulevard E.C.S. 970+53.32, for the northwest corner of the easement described herein, and

EXHIBIT "A"

County: Williamson  
Highway: Ronald Reagan Boulevard  
Limits: From R.M. 2338 To S.H. 195 (Rattlesnake Road)  
Parcel No.: 107E

Page 2 of 4  
April 11, 2025

(THIS SPACE INTENTIONALLY LEFT BLANK)

- 4) **North 84°03'49" East**, a distance of **36.31 feet** to the **POINT OF BEGINNING**, and containing 0.0139 acre (606 sq. ft.) of land.

Bearing Basis:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American datum of 1983 (NAD 83), 2011 adjustment (epoch 2010.00). All distances and coordinates shown hereon are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

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

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

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

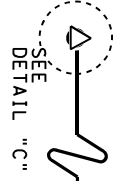
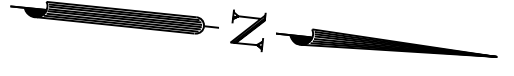
*Scott C. Brashear*  
April 11, 2025  
\_\_\_\_\_  
Scott C. Brashear                                 Date  
Registered Professional Land Surveyor  
No. 6660 – State of Texas



V.W. BARGE III, TRUSTEE OF THE VWB TRUST  
TO

REAGAN 245 REAL ESTATE LLC  
CALLED 4.421 ACRES  
SAVE AND EXCEPT 1.326 ACRES  
SPECIAL WARRANTY DEED  
EXECUTED NOVEMBER 14, 2024  
DOCUMENT NO. 2024090916  
O.P.R.W.C.TX.

LOT 1-A  
(4.421 ACRES)  
BLOCK B  
HIGHLAND VILLAGE COMMERCIAL  
DOCUMENT NO. 2022045281  
O.P.R.W.C.TX.



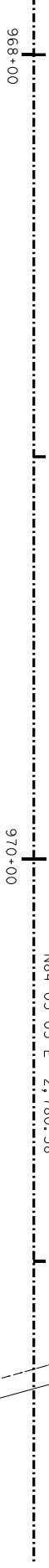
| LINE NO. | BEARING       | DISTANCE |
|----------|---------------|----------|
| L1       | S21°21'44"E   | 0.93'    |
| L2       | S31°23'24"W   | 30.31'   |
| (L2)     | (S31°23'34"W) | (30.30') |
| L3       | S84°03'49"W   | 11.28'   |
| L4       | N21°21'44"W   | 25.93'   |
| L5       | N84°03'49"E   | 36.31'   |

LINE TABLE

RONALD REAGAN BOULEVARD  
(R.O.W. WIDTH VARIES)

WILLIAMSON COUNTY, TEXAS  
CALLED 15.55 ACRES  
(EXHIBIT A)  
DOCUMENT NO. 2010006962  
O.P.R.W.C.TX.

RONALD REAGAN ENGINEER'S CENTERLINE



GRAPHIC SCALE  
SCALE: 1" = 40'  
WILLIAMSON COUNTY, TEXAS



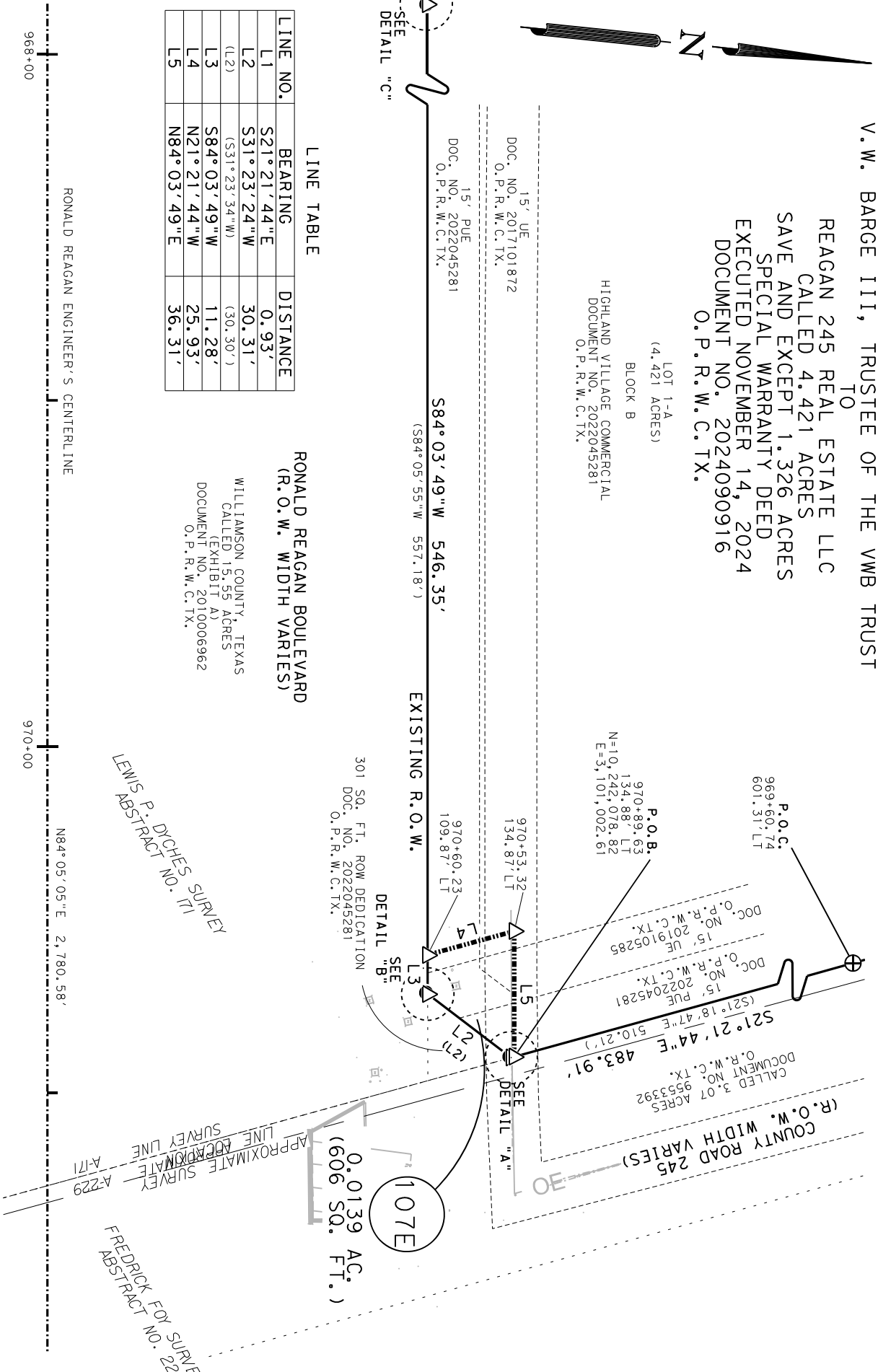
**SAW**<sup>TM</sup>

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

EASEMENT SKETCH  
SHOWING PROPERTY OF  
REAGAN 245 REAL ESTATE LLC  
EASEMENT 107E  
0.0139 AC. (606 SQ. FT.)

FILE: \\sami\inc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibit\Parcel\107\RonaldReagan-Parcel  
EXISTING \*4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT

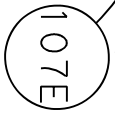
PAGE 3 OF 4  
REF. FIELD NOTE NO. 50698



LEWIS P. DYCHES SURVEY  
ABSTRACT NO. 111

FREDRICK FOX SURVEY  
ABSTRACT NO. 229

0.0139 AC.  
(606 SQ. FT.)

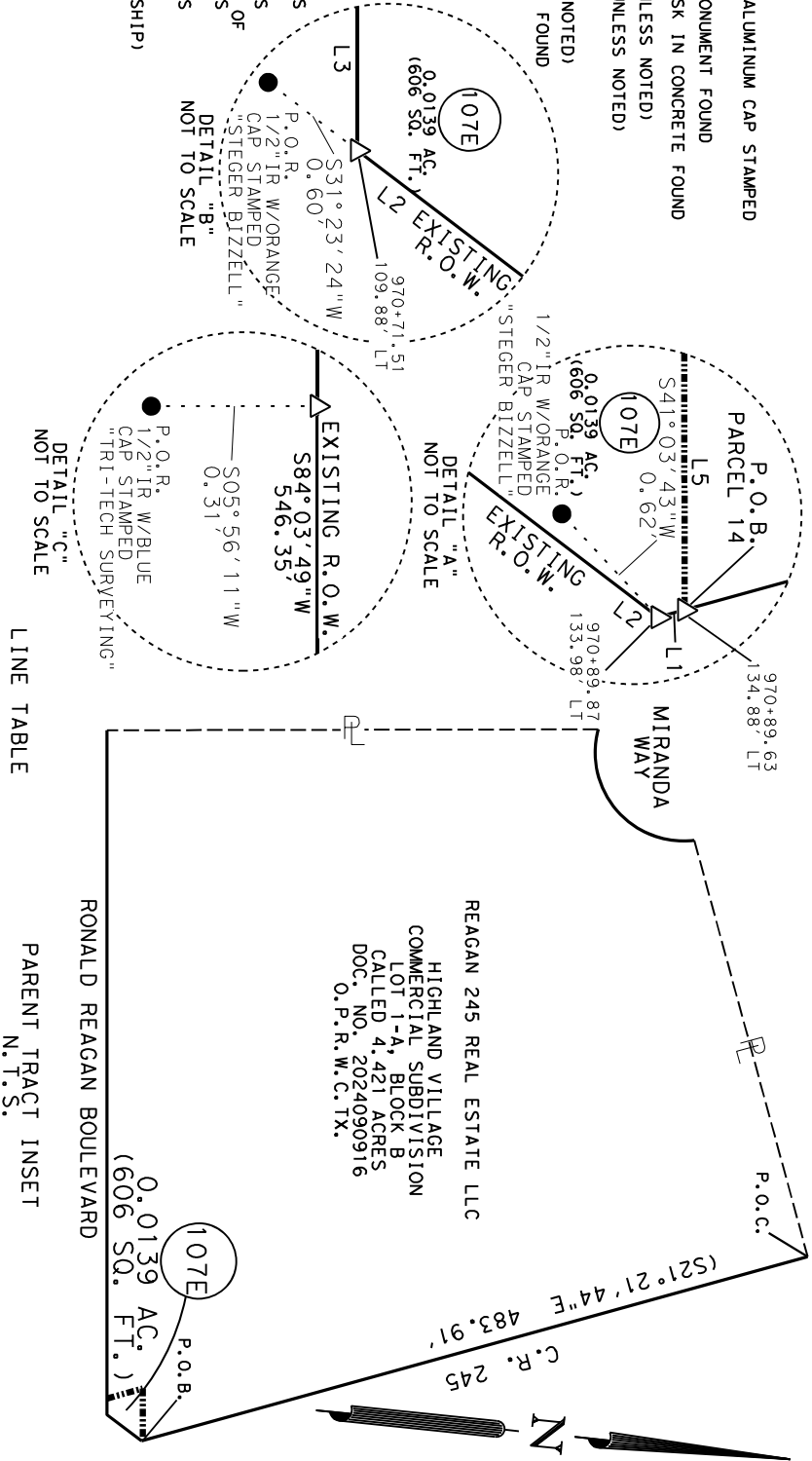


**LEGEND**

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED WILLIAMSON COUNTY
- TxDOT TYPE I CONCRETE MONUMENT FOUND
- TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- COTTON SPINDLE FOUND
- MAG NAIL FOUND (UNLESS NOTED)
- ⊕ "X" SCRIBED IN CONCRETE FOUND
- ⊕ FENCE POST (TYPE NOTED)
- CALCULATED POINT
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLATT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- R.O.W. DEED LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BARBED WIRE FENCE
- BRICK FENCE

**NOTES:**

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 2011 ADJUSTMENT (EPOCH 2010.00)). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
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4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- \* AREA CALCULATED BY SAM, LLC



**LINE TABLE**

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| L1       | $S21^{\circ}21'44''E$ | 0.93'    |
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| L3       | $S31^{\circ}23'34''W$ | (30.30') |
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| L5       | $N21^{\circ}21'44''W$ | 25.93'   |
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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Scott C. Brashear*

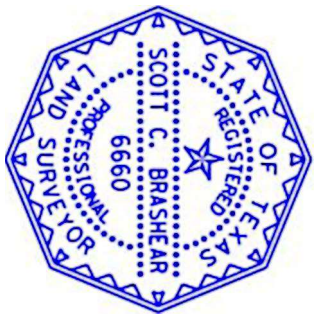
April 11, 2025

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

DATE

FILE: \\sami\LAUS\PROJECTS\1019052774P\100\Survey\03Exhib\1+Parcel\RonaldReagan-Parcel 14.dwg  
 EXISTING \*4.421 AC. ACQUIRE 0.000 AC. REMAINING 4.421 AC. LEFT

PAGE 4 OF 4  
REF. FIELD NOTE NO. 50698



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

EASEMENT SKETCH  
SHOWING PROPERTY OF  
REAGAN 245 REAL ESTATE LLC  
EASEMENT 107E  
0.0139 AC. (606 SQ. FT.)

# EXHIBIT D

| ITEM NO. | DESC NO. | SPEC NO. | DESCRIPTION                               | UNIT | QTY    | PRICE    | AMOUNT             |
|----------|----------|----------|---|------|--------|----------|--------------------|
| 100      | 7002     |          | PREPARING ROW                             | STA  | 4.12   | \$0.00   | \$0.00             |
| 110      | 7001     |          | EXCAV (ROADWAY)                           | CY   | 181.00 | \$30.00  | \$5,430.00         |
| 132      | 7006     |          | EMBANK (FNL)(DC)(TY C)                    | CY   | 163.00 | \$35.00  | \$5,705.00         |
| 247      | 7178     |          | FL BS (CMP IN PLC)(TY A GR 4)(FNAL POS)   | CY   | 179.00 | \$55.00  | \$9,845.00         |
| 260      | 7003     |          | LIME (QUICKLIME (SLURRY))                 | TON  | 0.30   | \$350.00 | \$105.00           |
| 260      | 7011     |          | LIME TRT (EXIST MATL & NEW BASE)(8")      | SY   | 524.00 | \$7.00   | \$3,668.00         |
| 292      | 7017     |          | TACK COAT                                 | GAL  | 16.00  | \$5.25   | \$84.00            |
| 310      | 7013     |          | PRIME COAT(MC-30 OR AE-P)                 | GAL  | 47.00  | \$5.00   | \$235.00           |
| 316      | 7070     |          | ASPH(AC-15P, HFRS-2P OR CRS-2P)           | GAL  | 75.00  | \$5.00   | \$375.00           |
| 316      | 7187     |          | AGGR (TY-D, GR-5)(SAC-B)                  | CY   | 2.00   | \$173.25 | \$347.00           |
| 341      | 7002     |          | D-GR HMA TY-B SAC-B PG64-22               | TON  | 147.00 | \$140.00 | \$20,580.00        |
| 341      | 7058     |          | D-GR HMA TY-D SAC-B PG76-22               | TON  | 44.00  | \$120.00 | \$5,280.00         |
| 502      | 6001     |          | BARRICADES, SIGNS AND TRAFFIC HANDLING    | MO   | 1.00   | \$0.00   | \$0.00             |
| 529      | 7002     |          | CONC CURB (TY II)                         | LF   | 85.00  | \$35.00  | \$2,975.00         |
|          |          |          | <b>Construction</b>                       |      |        |          | <b>\$54,629.00</b> |
|          |          |          |   |      |        |          |                    |
|          |          |          | <b>Design cost (Roadway and Drainage)</b> |      |        |          | <b>\$7,828.00</b>  |
|          |          |          |   |      |        |          |                    |
|          |          |          | <b>Project Total</b>                      |      |        |          | <b>\$62,457.00</b> |