

STATE OF TEXAS                    )  
  )  
COUNTY OF TRAVIS                )       **SECOND AMENDMENT TO REAL ESTATE SALES  
CONTRACT**

**THIS SECOND AMENDMENT TO REAL ESTATE SALES CONTRACT** (the, “Second Amendment”), entered into this 18<sup>th</sup> day of December 2023, by and between the City of Manor, Texas, a Texas municipal corporation (the, “Buyer”), and Greenfield OZ Real Estate LP, a Texas limited partnership, and PV Interstate, LLC, a Texas limited liability company (the, “Seller”).

**WHEREAS**, the Buyer and the Seller entered into that certain Real Estate Contract for the purchase and sale of real property located at 15317 US HWY 290 E., Manor, Texas, for the purchase price of \$20,800,000.00 (the, “Contract”), and;

**WHEREAS**, the Contract was amendment by that certain Amendment to Contract Concerning the Property at 15317 US Highway 290 E. Manor, Texas (the, “First Amendment”), and

**WHEREAS**, the First Amendment required a survey to determine the acreage of the property to be purchase and set the purchase price, and;

**WHEREAS**, the required survey has been obtained and the Buyer and Seller now desire to finalize the acreage and price of the purchase.

**NOW THEREFORE**, for good and valuable consideration, the Buyer and Seller agree to the following:

1. The foregoing recitals are true and accurate.
2. The acreage to be purchased under the amended Contract is 125.589, as shown on the survey attached hereto as **Exhibit A**, incorporated by reference herein, consisting of the tracts labeled, “Tract 1,” and, “Tract 3,” and further described by the metes and bounds descriptions for Tract 1 and Tract 3 attached hereto as **Exhibit B**, attached hereto and incorporated by reference herein. .
3. The purchase price of the amended Contract is **\$11,065,600.00**

**EXECUTED** the 18<sup>th</sup> day of December 2023

**[SIGNATURE PAGES FOLLOW]**

**BUYER**

City of Manor, a Texas Limited Partnership,

---

Scott Moore, City Manager

**SELLER**

Greenfield OZ Real Estate, LP, a Texas limited partnership, acting by and through its Limited Liability Company, Greenfield Original Real Estate, LLC, a Texas Limited Liability Company,

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Santosh Erukonda, Manager

PV interstate, LLC, a Texas limited liability company,

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Santosh Erukonda, Manager

**EXHIBIT A**  
**[SEE ATTACHED]**

**SURVEY FOR**  
**City of Manor**  
**(236.09 Acres)**  
**Tract 1 - 49.751 Acres**  
**Tract 2 - 110.50 Acres**  
**Tract 3 - 75.832 Acres**  
**out of 242.07 Acres**  
**Document No. 2022126058**  
**Greenfield OZ RE Investments LP**  
**and PV Interstate, LLC**  
**Correction Deed Document No 2023041913**  
**Situated in the A. C. Caldwell Survey, Abstract No. 154**  
**Travis County, Texas**  
**15317 US Highway 290, Manor**

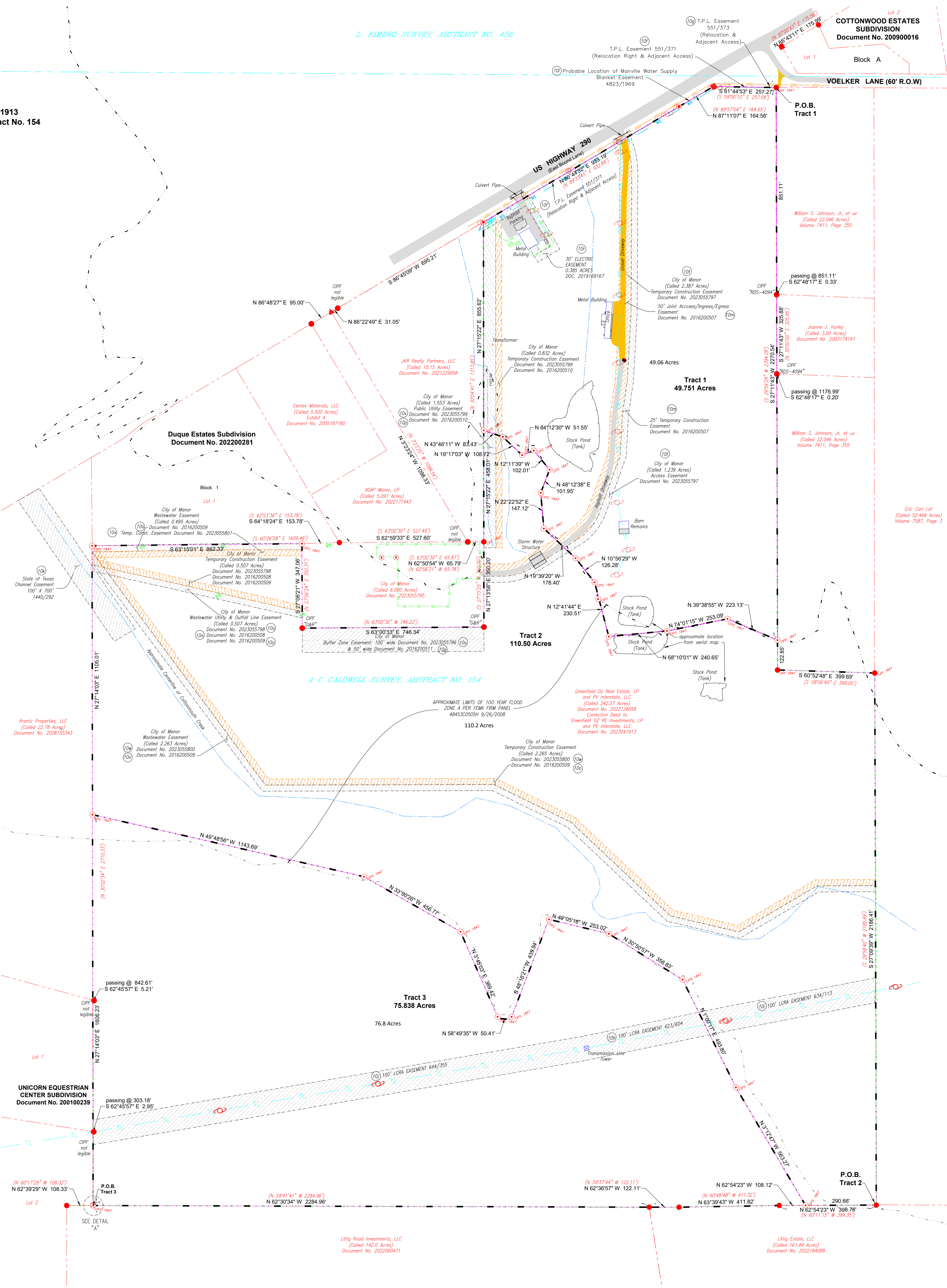
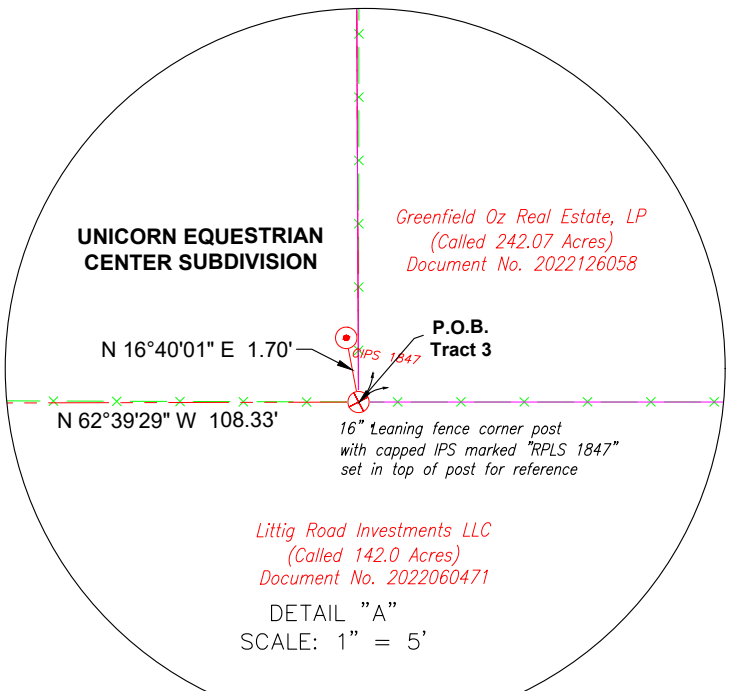
L. KIMBRO SURVEY, ABSTRACT NO. 456

COTTONWOOD ESTATES  
 SUBDIVISION  
 Document No. 200900016

0 200 400  
 Feet  
**SCALE: 1" = 200'**

Note:  
 The bearing basis for this survey is the  
 State Plane Coordinate System  
 NAD83, Texas Central Zone, (4203)  
 GEOID: 16  
 DATUM: NAVD83  
 CONVERGENCE: 128'12.79"  
 COMBINED SCALE FACTOR: 0.99992762  
 All distances shown hereon are surface  
 values, based on a grid to surface  
 combined scale factor of 1.000072385

- LEGEND**
- 1/2" IRON PIN FOUND (STEEL PIN)
  - CAPPED IRON PIN SET "FOREST RPLS 1847"
  - CAPPED IRON PIN FOUND "FOREST RPLS 1847"
  - NAIL SET/WASHER "FOREST RPLS 1847"
  - NAIL SET
  - NAIL FOUND
  - CAPPED IRON PIN FOUND
  - 3/4" IRON PIPE FOUND
  - COTTON GIN SPINDLE FOUND
  - COTTON GIN SPINDLE SET
  - TOOT TYPE I CONCRETE MARKER
  - TOOT TYPE II BRONZE MONUMENT
  - TOOT TYPE III CPFF
  - FENCE CORNER POST
  - SQUARE BAR/PIN
  - POINT SUBMERGED UNDERWATER
  - BENCHMARK MONUMENT (COTTON SPINDLE SET)
  - PROPANE TANK
  - GAS METER
  - STORMWATER MANHOLE
  - CABLE TV PEDESTAL
  - FIBER OPTIC MARKER
  - TELEPHONE PEDESTAL
  - ELECTRIC POWER POLE
  - TELEPHONE POLE
  - GUY WIRE
  - MAILBOX
  - LIGHT STANDARD
  - WASTEWATER CLEANOUT
  - WASTEWATER MANHOLE
  - SEPTIC TANK
  - ELECTRIC BOX
  - WATER VALVE
  - ICV WATER VALVE
  - WATER METER
  - WATER WELL
  - WATER SUPPLY LINE
  - UNDERGROUND UTILITY
  - OVERHEAD ELECTRIC
  - OVERHEAD ELECTRIC TRANSMISSION
  - TELEPHONE LINE
  - CABLE TV
  - FIBER OPTIC CABLE
  - WIRE FENCE (approximate location)
  - CHAINLINK FENCE (approximate location)
  - BOXWIRE FENCE (approximate location)
  - METAL FENCE (approximate location)
  - WOODEN FENCE (approximate location)
  - SURVEY/ABSTRACT LINES
  - TRACT LINES
  - BOUNDARY LINES
  - ( ) Denotes Record Information
- All document references are in Travis County, Texas  
 O.P.R.I.C.T. Official Public Records of Travis County, Texas  
 P.R.T.C.T. Plat Records of Travis County, Texas  
 D.R.T.C.T. Deed Records of Travis County, Texas



Commitment for: 236.09 Acres, out of a 242.07 acres tract, described in a deed of record to Greenfield OZ Real Estate LP and PV Interstate LLC, Document No. 2022126058 of record to Greenfield OZ RE Investments LP and PV Interstate LLC, Document No. 2023041913 Official Public Records Travis County, Texas (OPRTCT), situated in the A. C. Caldwell Survey, Abstract No. 154, Travis County, Texas.

Proposed Insured and Borrower: City of Manor, a Texas Municipal Corporation

This Survey has been completed without the benefit of an abstracted title. Restrictive covenants and Record easements have been listed hereon as identified for this survey by Commitment of 2360947-00M provided by Independence Title acting as agent for Title Resources Surety Co., effective date: July 12, 2023 as follows (may apply if extending to site):

a) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey.

- Schedule B  
 10-1) DELETED
- 10) f) Easement: Recorded: Volume 551, Page 371, Deed Records, Travis County, Texas. To: Texas Power & Light Company; Purpose: electric line (As shown on map)  
 g) Easement: Recorded: Volume 551, Page 373, Deed Records, Travis County, Texas. To: Texas Power & Light Company; Purpose: electric line (As shown on map)  
 h) Easement: Recorded: Volume 623, Page 604, Deed Records, Travis County, Texas. To: Lower Colorado River Authority; Purpose: transmission line (As shown on map)  
 i) Easement: Recorded: Volume 634, Page 113, Deed Records, Travis County, Texas. To: Lower Colorado River Authority; Purpose: transmission line (As shown on map)  
 j) Easement: Recorded: Volume 644, Page 355, Deed Records, Travis County, Texas. To: Lower Colorado River Authority; Purpose: transmission line (As shown on map)  
 k) Easement: Recorded: Volume 1440, Page 292, Deed Records, Travis County, Texas. To: State of Texas; Purpose: channel (As shown on map)  
 l) Easement: Recorded: Volume 4823, Page 1969, Deed Records, Travis County, Texas. To: Manville Water Supply Corporation; Purpose: water line 15' Blanket Easement along centerline of line as installed.  
 m) Easement: Recorded: Document No. 2016200507, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: joint access, ingress and egress (As shown on map)  
 n) Easement: Recorded: Document No. 2016200508, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: outfall (As shown on map)  
 o) Easement: Recorded: Document No. 2016200509, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: waste water utility (As shown on map)  
 p) Easement: Recorded: Document No. 2016200510, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: public utility (As shown on map)  
 q) Easement: Recorded: Document No. 2016200511, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: buffer zone (As shown on map)  
 r) Easement: Recorded: Document No. 2019169167, Official Public Records, Travis County, Texas. To: Bluebonnet Electric Cooperative, Inc.; Purpose: overhead and underground electric facilities (As shown on map)  
 s) Easement: Recorded: Document No. 2022055796, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: Buffer zone (As shown on map)  
 t) Easement: Recorded: Document No. 2022055797, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: Access and Temporary Construction (As shown on map)  
 u) Easement: Recorded: Document No. 2022055798, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: waste water utility, outfall and Temporary Construction (As shown on map)  
 v) Easement: Recorded: Document No. 2022055799, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: Public Utility and Temporary Construction (As shown on map)  
 w) Easement: Recorded: Document No. 2022055800, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: waste water utility and Temporary Construction (As shown on map)  
 x) Easement: Recorded: Document No. 2022055801, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: waste water utility and Temporary Construction (As shown on map)

Commitment for: 236.09 Acres, out of a 242.07 acres tract, described in a deed of record to Greenfield OZ Real Estate LP and PV Interstate LLC, Document No. 2022126058 of record to Greenfield OZ RE Investments LP and PV Interstate LLC, Document No. 2023041913 Official Public Records Travis County, Texas (OPRTCT), situated in the A. C. Caldwell Survey, Abstract No. 154, Travis County, Texas.

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I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plot is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey Date November 15, 2023

*William F. Forest, Jr.*  
 William F. Forest, Jr., R.P.L.S. 1847



**Forest Surveying & Mapping Company**  
 1002 Ash Street, Georgetown, Texas  
 Phone: (512) 930-5927  
 www.forestsurveying.com  
 TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors  
 1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

I hereby certify that the property described hereon is within a special flood hazard area (Zone AE) as identified by the Federal Emergency Management Agency, Flood hazard boundary map revised as per Map Number 48453C0505H, effective date 9/26/2008. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey.

Drawing Date: November 20, 2023  
 Field Book/Page: 161/55  
 PP: P: 15317 US HWY 290 MANOR  
 Dwg: 15317 US HWY 290.dwg  
 LO: 15317 US HWY 290  
 Forest Surveying & Mapping Co. © 2023

**EXHIBIT B**  
**[SEE ATTACHED]**

FOREST SURVEYING AND MAPPING CO.  
T.B.P.L.S Firm # 10002000  
1002 Ash St.  
Georgetown, TX, 78626

DESCRIPTION FOR: Greenfield OZ RE Investments, LP,

Tract 1 – 49.751 Acres

BEING 49.751 acres of land, situated in the A. C. Caldwell Survey, Abstract No. 154, in Travis County, Texas, said 49.751 acres being a portion out of a 242.07 acre tract, of record to Greenfield Oz Real Estate, LP and PV Interstate, LLC, Document No. 2022126058, Official Public Records Travis County, Texas (OPRTCT), correction deed to Greenfield OZ RE Investments, LP in Document No. 2023041913, (OPRTCT). This tract was surveyed on the ground in November of 2023 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" capped iron pin found (steel pin), marked "RPLS 1847", at the lower Northeast corner of said 242.07 acre tract, said point being the Northwest corner of the upper portion of a 22.046 acre tract, of record to William S. Johnson, Jr, Et. Ux., Volume 7411, Page 355, Deed Records Travis County, Texas (DRTCT), said point being a point in the South Right-of-Way line of Voelker Lane, for the lower Northeast corner hereof,

THENCE, departing said Right-of-Way line, with the common boundary line of said 242.07 acre tract and said 22.046 acre tract, S 27°11'43" W, passing at 851.11 feet, a ½" capped iron pin found, marked "RDS 4094", S 62°48'17" E, 0.33 feet, at the apparent Northwest corner of a 3.00 acre tract, of record to Joanne J. Hurley, Document No. 2003174141, (OPRTCT), and continuing with the common boundary line of said 242.07 acre tract and said 3.00 acre tract, passing at 1176.99 feet, a ½" capped iron pin found, marked "RDS 4094", S 62°48'17" E, 0.20 feet, at the apparent Southwest corner of said 3.00 acre tract, said point being the Northwest corner of the lower portion of said 22.046 acre tract, and continuing with the common boundary line of said 242.07 acre tract and said 22.046 acre tract, in all a total distance of 2270.54 feet, to a ½" capped iron pin set, marked "RPLS 1847", for the Southeast corner hereof, from which a ½" capped iron pin found, marked "RPLS 1847", at the Southwest corner of said 22.046 acre tract, bears: N 27°11'43" E, 122.85 feet,

THENCE, over and across said 242.07 acre tract, the following twelve (12) courses and distances:

1. N 39°38'55" W, 223.13 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
2. N 74°01'15" W, 253.09 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
3. N 68°10'01" W, 240.65 feet, to a ½" capped iron pin set, marked "RPLS 1847", for the Southwest corner hereof,
4. N 12°41'44" E, 230.51 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
5. N 10°56'29" W, 126.28 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
6. N 19°39'20" W, 178.40 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
7. N 22°22'52" E, 147.12 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
8. N 48°12'38" E, 101.95 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
9. N 12°11'39" W, 102.01 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
10. N 84°12'30" W, 51.55 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
11. N 19°17'03" W, 108.72 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
12. N 43°46'11" W, 83.43 feet, to a ½" capped iron pin set, marked "RPLS 1847", said point being a point in the upper West boundary line of said 242.07 acre tract, same being the East boundary line of a 10.15 acre tract, of record to JKR Realty Partners, LLC, Document No. 2021229958, (OPRTCT), for an angle point hereof, from which a ½" capped iron pin found, marked "RPLS 1847", at the Southeast corner of said 10.15 acre tract, bears: S 27°15'22" W, 458.01 feet,

THENCE, with the common boundary line of said 242.07 acre tract and said 10.15 acre tract, along or near a fence, N 27°15'22" E, 855.62 feet, to a ¾" iron pipe found, at an angle point of said 242.07 acre tract, said point being the Northeast corner of said 10.15 acre tract, said point being a point in the South Right-of-Way line of US Highway 290, for the Northwest corner hereof, from which a ½" capped iron pin found, mark not legible, bears: S 86°45'09" W, 695.21 feet,

THENCE, with the North boundary line of said 242.07 acre tract and the South Right-of-Way line of US Highway 290, the following three (3) courses and distances:

1. N 86°44'32" E, 933.19 feet, to a ¾" iron pipe found, for an angle point hereof,
2. N 87°11'07" E, 164.56 feet, to a TXDOT Type I concrete marker found, at the upper Northeast corner of said 242.07 acre tract, for the upper Northeast corner hereof,
3. S 61°44'53" E, 257.27 feet, to the POINT OF BEGINNING, and containing 49.751 acres, more or less.

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

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 15th day of November 2023, A.D. File: 15317 US HWY 290 Tract 1.docx

  
 WM.F. FOREST JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



FOREST SURVEYING AND MAPPING CO.  
T.B.P.L.S Firm # 10002000  
1002 Ash St.  
Georgetown, TX, 78626

DESCRIPTION FOR: Greenfield OZ RE Investments, LP,

Tract 3 - 75.838 Acres

BEING 75.838 acres of land, situated in the A. C. Caldwell Survey, Abstract No. 154, in Travis County, Texas, said 75.838 acres being a portion out of a 242.07 acre tract, of record to Greenfield Oz Real Estate, LP and PV Interstate, LLC, Document No. 2022126058, Official Public Records Travis County, Texas (OPRTCT), correction deed to Greenfield OZ RE Investments, LP in Document No. 2023041913, (OPRTCT). This tract was surveyed on the ground in November of 2023 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a leaning fence corner post found, at the Southwest corner of said 242.07 acre tract, said point being a point in the North boundary line of a 142.0 acre tract, of record to Littig Road Investments, LLC, Document No. 2022060471, (OPRTCT), said point being an exterior angle point in the East boundary line of the Unicorn Equestrian Center Subdivision, recorded in Document No. 200100239, (OPRTCT), for the Southwest corner hereof, from which a ½" iron pin found, at the Northwest corner of said 142.0 acre tract, bears: N 62°39'29" W, 108.33 feet, and a ½" capped iron pin set, marked "RPLS 1847", set for reference at the top of the leaning fence corner post, bears: N 16°40'01" E, 1.70 feet,

THENCE, with the common boundary line of said 242.07 acre tract and the East boundary line of the Unicorn Equestrian Center Subdivision, N 27°14'03" E, passing at 303.18 feet, a ½" capped iron pin found, mark not legible, S 62°45'57" E, 2.95 feet, at the apparent common corner of Lot 1 and Lot 2 of the Unicorn Equestrian Center Subdivision, passing at 842.61 feet, a ½" capped iron pin found, mark not legible, S 62°45'57" E, 5.21 feet, at the apparent Northeast corner of said Lot 1 and the Unicorn Equestrian Center Subdivision, said point being the apparent corner of a 22.78 acre tract, of record to Krantz Properties, LLC, Document No. 2008155343, (OPRTCT), and continuing with the common boundary line of said 242.07 acre tract and said 22.78 acre tract, in all a total distance of 1606.23 feet, to a ½" capped iron pin set, marked "RPLS 1847", for the Northwest corner hereof, from which a ½" capped iron pin set, marked "RPLS 1847", at the Northwest corner of said 242.07 acre tract, bears: N 27°14'03" E, 1105.01 feet,

THENCE, over and across said 242.07 acre tract, the following nine (9) courses and distances:

1. S 49°48'56" E, 1143.69 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
2. S 33°00'26" E, 456.77 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
3. S 03°45'03" W, 389.42 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
4. S 58°49'35" E, 50.41 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
5. N 48°16'21" E, 439.94 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
6. S 49°05'16" E, 253.02 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
7. S 30°50'57" E, 356.83 feet, to a ½" capped iron pin set, marked "RPLS 1847", for the Northeast corner hereof,
8. S 01°00'17" W, 493.80 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
9. S 03°12'47" E, 563.27 feet, to a ½" capped iron pin set, marked "RPLS 1847", said point being a point in the South boundary line of said 242.07 acre tract, same being a point in the North boundary line of a 161.49 acre tract, of record to Littig Estate, LLC, Document No. 2022184088, (OPRTCT), for the Southeast corner hereof, from which the Southeast corner of said 242.07 acre tract, bears: S 62°54'23" E, 290.66 feet,

THENCE, with the common boundary line of said 242.07 acre tract and said 161.49 acre tract, along or near a fence, the following three (3) courses and distances:

1. N 62°54'23" W, 108.12 feet, to a ½" iron pin found, for an angle point hereof,
2. N 63°39'43" W, 411.82 feet, to a ½" iron pin found, for an angle point hereof,
3. N 62°36'57" W, 122.11 feet, to a ½" iron pin found, at the Northwest corner of said 161.49 acre tract, said point being the Northeast corner of a 142.0 acre tract, of record to Littig Road Investments, LLC, Document No. 2022060471, (OPRTCT), for an angle point hereof,



THENCE, with the common boundary line of said 242.07 acre tract and said 142.0 acre tract, along or near a fence, N 62°30'34" W, 2284.96 feet, to the POINT OF BEGINNING, and containing 75.838 acres, more or less.

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

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 15th day of November 2023, A.D. File: 15317 US HWY 290 Tract 3.docx

  
WM.F. FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

