

Parcels 1 and 2 consist of the following described area:

A 100.57 ACRE (4,381,046 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE GEORGE N. TYLER SURVEY, ABSTRACT 634 AND THE JACOB EBBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 100.718 ACRE TRACT, (TRACT II) CONVEYED TO WALLIN FARM & RANCH PARTNERSHIP, LTD. IN DOCUMENT NO. 2004043044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERN CORNER OF SAID REMAINDER OF CALLED 100.718 ACRE TRACT, BEING THE NORTHWESTERN CORNER OF THE REMAINDER OF A CALLED 12.28 ACRE TRACT, CONVEYED TO ALLEN J. URBANEK AND WIFE, MARY ANN URBANEK IN VOLUME 2185, PAGE 186, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE EASTERN LINE OF THE REMAINDER OF A CALLED 160 ACRE TRACT, (TRACT 2) CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE POINT OF BEGINNING AND THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, N 07° 36' 52" E, A DISTANCE OF 2155.97 FEET TO A FENCE CORNER FOUND FOR AN ELL CORNER OF A SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF A CALLED 0.879 ACRE TRACT, CONVEYED TO DENNIS LEE CARTER AND WIFE, JUDY CARTER IN VOLUME 2309, PAGE 782, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH A NORTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 0.879 ACRE TRACT, S 82° 21' 59" E, A DISTANCE OF 185.22 FEET TO A FENCE CORNER FOUND;

THENCE, WITH A WESTERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF SAID 0.879 ACRE TRACT, N 10° 05' 24" E, A DISTANCE OF 201.55 FEET TO A FENCE CORNER FOUND, FOR THE MOST NORTHERN NORTHWESTERN CORNER OF SAID REMAINDER OF 100.718 ACRE TRACT, THE NORTHEASTERN CORNER OF SAID 0.879 ACRE TRACT AND ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF COUNTY ROAD 404 (R.O.W. VARIES), FOR THE MOST NORTHERN NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE SOUTHERN RIGHT OF WAY LINE OF COUNTY ROAD 404, S 82° 09' 51" E, A DISTANCE OF 1677.53 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "COBB FENDLEY" FOUND, FOR THE NORTHEASTERN CORNER OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, S 07° 24' 04" W, A DISTANCE OF 2352.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, FOR THE SOUTHEASTERN CORNER OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING ON THE MOST NORTHERN NORTHEASTERN CORNER OF A CALLED 7.191 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK IN DOCUMENT NO. 2020039592, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE NORTHERN LINE OF 7.191 ACRE TRACT, N 82° 27' 09" W, A DISTANCE OF 863.47 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHWESTERN CORNER OF SAID 7.191 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A SAID REMAINDER OF 12.28 ACRE TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE NORTHERN LINE SAID REMAINDER OF 12.28 ACRE TRACT, N 82° 15' 01" W, A DISTANCE OF 1016.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.57 ACRES OR 4,381,046 SQUARE FEET, MORE OR LESS.

Parcel 3 consists of the following described area:

A 35.18 ACRE (1,532,484 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JACOB EBBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 6.416 ACRE TRACT CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 653, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A CALLED 0.533 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 651, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A CALLED 28.246 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 656, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF THE REMAINDER OF A CALLED 30.206 ACRE TRACT CONVEYED TO DOUGLAS R. URBANEK ET AL IN VOLUME 2009, PAGE 923, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT MONUMENT FOUND FOR THE NORTHEASTERN CORNER OF SAID 28.246 ACRE TRACT, THE SOUTHEASTERN CORNER OF A CALLED 7.191 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK IN DOCUMENT NO. 2020039592, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973 (R.O.W. VARIES), FOR THE POINT OF BEGINNING AND THE MOST EASTERN NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 28.246 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, S 07° 23' 06" W, A DISTANCE OF 616.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHEASTERN CORNER OF SAID 28.246 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED 11.0165 ACRE TRACT, CONVEYED TO JACQUELINE GATES AND SPOUSE THOMAS ALBERT GATES IN DOCUMENT NO. 2005095595, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 28.246 ACRE TRACT AND ALSO BEING NORTHERN LINE OF SAID 11.0165 ACRE TRACT, N 82° 17' 04" W, A DISTANCE OF 1906.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERN CORNER OF SAID 28.246 ACRE TRACT, THE NORTHWESTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF THE REMAINDER OF A CALLED 160 ACRE TRACT, TRACT ONE, CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 28.246 ACRE TRACT AND ALSO BEING EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, N 07° 40' 36" E, A DISTANCE OF 775.42 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 28.246 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF SAID 6.416 ACRE TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 6.416 ACRE TRACT AND ALSO BEING EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N 07° 51' 18" E, A DISTANCE OF 146.86 FEET TO A 1/2" IRON ROD FOUND;
2. N 07° 20' 47" E, A DISTANCE OF 47.77 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 6.416 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF THE REMAINDER OF A CALLED 100.718 ACRE TRACT, (TRACT II) CONVEYED TO WALLIN FARM & RANCH PARTNERSHIP, LTD. IN DOCUMENT NO. 2004043044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 6.416 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT, S 82° 15' 01" E, A DISTANCE OF 1016.75 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID 6.416 ACRE TRACT AND ALSO BEING THE NORTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 6.416 ACRE TRACT AND ALSO BEING THE WESTERN LINE OF SAID 7.191 ACRE TRACT, S 07° 39' 10" W, A DISTANCE OF 355.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHEASTERN CORNER OF SAID 6.416 ACRE TRACT, THE SOUTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, THE WESTERN CORNER OF SAID 0.533 ACRE TRACT AND ALSO BEING ON THE NORTHERN LINE OF SAID 28.246 ACRE TRACT, FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINES OF SAID 0.533 ACRE TRACT AND SAID 28.246 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 7.191 ACRE TRACT, S 82° 27' 45" E, A DISTANCE OF 885.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.18 ACRES OR 1,532,484 SQUARE FEET, MORE OR LESS.

Parcels 4 and 5 consist of the following described area:

A 7.19 ACRE (313,308 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JACOB EBBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.191 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK IN DOCUMENT NO. 2020039592, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE MOST NORTHERN NORTHEASTERN CORNER OF SAID 7.191 ACRE TRACT, THE SOUTHEASTERN CORNER OF THE REMAINDER OF A CALLED 100.718 ACRE TRACT, (TRACT II) CONVEYED TO WALLIN FARM & RANCH PARTNERSHIP, LTD. IN DOCUMENT NO. 2004043044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, FOR THE POINT OF BEGINNING AND THE MOST NORTHERN NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 7.191 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 07° 24' 04" W, A DISTANCE OF 48.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
2. S 82° 29' 00" E, A DISTANCE OF 20.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
3. S 07° 23' 06" W, A DISTANCE OF 307.06 FEET TO A TXDOT MONUMENT FOUND FOR THE SOUTHEASTERN CORNER OF SAID 7.191 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED 28.246 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 656, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 7.191 ACRE TRACT, THE NORTHERN LINE OF SAID 28.246 ACRE TRACT AND THE NORTHERN LINE OF A CALLED 0.533 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 651, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, N 82° 27' 45" W, A DISTANCE OF 885.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, THE WESTERN CORNER OF SAID 0.533 ACRE TRACT AND ALSO BEING THE SOUTHEASTERN CORNER OF A CALLED 6.416 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 653, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 7.191 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF SAID 6.416 ACRE TRACT, N 07° 39' 10" E, A DISTANCE OF 355.23 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, THE NORTHWESTERN CORNER OF SAID 6.416 ACRE TRACT AND ALSO BEING ON THE SOUTHERN LINE OF SAID REMAINDER OF A CALLED 100.718 ACRE TRACT, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 7.191 ACRE TRACT ALSO BEING THE SOUTHERN LINE OF SAID REMAINDER OF A CALLED 100.718 ACRE TRACT, S 82° 27' 09" E, A DISTANCE OF 863.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.19 ACRES OR 313,308 SQUARE FEET, MORE OR LESS.

Parcels 6 and 7 consist of the following described area:

A 11.02 ACRE (479,944 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JACOB EBBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 11.0165 ACRE TRACT CONVEYED TO JACQUELINE GATES AND SPOUSE THOMAS ALBERT GATES IN DOCUMENT NO. 2005095595, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE NORTHEASTERN CORNER OF SAID 11.0165 ACRE TRACT, THE SOUTHEASTERN CORNER OF A CALLED 28.246 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 656, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973 (R.O.W. VARIES), FOR THE POINT OF BEGINNING AND THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, S 07° 23' 06" W, A DISTANCE OF 252.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHEASTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED LOT 1, TEICHELMAN ACES, A SUBDIVISION RECORDED IN VOLUME I, PAGE 277, PLAT RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 11.0165 ACRE TRACT, BEING THE NORTHERN LINE OF SAID LOT 1 AND ALSO BEING THE NORTHERN LINE OF A CALLED 93.583 ACRE TRACT, CONVEYED TO M. MOORE FAMILY FARMS, LLC IN DOCUMENT NO. 2018097226 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, N 82° 16' 01" W, A DISTANCE OF 1907.29 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE SOUTHEASTERN CORNER OF THE REMAINDER OF A CALLED 160 ACRE TRACT, TRACT 2, TRACT ONE, CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 11.0165 ACRE TRACT AND ALSO BEING EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, N 07° 40' 36" E, A DISTANCE OF 251.43 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF SAID 28.246 ACRE TRACT, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 28.246 ACRE TRACT, S 82° 17' 04" E, A DISTANCE OF 1906.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.02 ACRES OR 479,944 SQUARE FEET, MORE OR LESS.

Parcels 8 and 9 consist of the following described area:

A 8.43 ACRE (367,363 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE H.T.&B.R.R.CO. SURVEY, ABSTRACT 315, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.43 ACRE TRACT, CONVEYED TO RUSSEL RIPPLE IN VOLUME 1745, PAGE 154, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 8.43 ACRE TRACT, THE SOUTHWESTERN CORNER OF A CALLED 48.100 ACRE TRACT, CONVEYED TO LAURICE MARIE BUSH IN DOCUMENT NO. 2018101419, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD 401 (RIGHT OF WAY VARIES), FOR THE POINT OF BEGINNING AND THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 48.100 ACRE TRACT, S 82° 28' 11" E, A DISTANCE OF 819.64 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE NORTHEASTERN CORNER OF SAID 8.43 ACRE TRACT AND ALSO BEING AN ELL CORNER OF A CALLED 79.49 ACRE TRACT, (TRACT 2 - TRACT 2) CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING A WESTERN LINE OF SAID 79.49 ACRE TRACT, S 10° 54' 30" W, A DISTANCE OF 409.12 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERN CORNER OF SAID 8.43 ACRE TRACT AND ALSO BEING AN ELL CORNER OF SAID 79.49 ACRE TRACT, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING A NORTHERN LINE OF SAID 79.49 ACRE TRACT, THE FOLLOWING THREE (3) COURSE AND DISTANCES:

1. N 86° 50' 59" W, A DISTANCE OF 224.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
2. S 77° 19' 50" W, A DISTANCE OF 137.53 FEET TO A 1/2" IRON ROD FOUND;
3. N 83° 44' 37" W, A DISTANCE OF 441.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHWESTERN CORNER OF SAID 8.43 ACRE TRACT, AN ELL CORNER OF SAID 79.49 ACRE TRACT AND ALSO BEING ON THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD 401, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD 401, N 07° 18' 23" E, A DISTANCE OF 482.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.43 ACRES OR 367,363 SQUARE FEET, MORE OR LESS.

But excluding therefrom the following described area:

A 1.13 acre (49,062 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 315, Williamson County, Texas, and being a portion of a called 8.43 acre tract, conveyed to Russel Ripple in Volume 1745, Page 154, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod found for the northwestern corner of said 8.43 acre tract, the southwestern corner of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas and also being on the eastern right of way line of County Road 401 (right of way varies), for the **POINT OF BEGINNING** and the northwestern corner of the herein described tract;

THENCE, with the northern line of said 8.43 acre tract and also being the southern line of said 48.100 acre tract, S 82° 28' 11" E, a distance of 819.64 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 8.43 acre tract and also being an ell corner of a called 79.49 acre tract, (Tract 2 – Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract, from which a 1/2" iron rod found for the southeastern corner of said 48.100 acre tract and also being the northeastern corner of said 79.49 acre tract bears S 82° 28' 11" E, a distance of 1084.96 feet;

THENCE, with the eastern line of said 8.43 acre tract and also being a western line of said 79.49 acre tract, S 10° 54' 30" W, a distance of 60.10 feet to a calculated point, for the southeastern corner of the herein described tract, from which a 1/2" iron rod found for the southeastern corner of said 8.43 acre tract and also being an ell corner of said 79.49 acre tract bears S 10° 54' 30" W, a distance of 349.01 feet;

THENCE, over and across said 8.43 acre tract, N 82° 28' 11" W, a distance of 815.87 feet to a calculated point on the western line of said 8.43 acre tract and also being on the eastern right of way line of County Road 401, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 8.43 acre tract and also being the eastern right of way line of County Road 401, N 07° 18' 23" E, a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing 1.13 acres or 49,062 square feet, more or less.

Parcel 10 consists of the following described area:

A 14.37 Acre (626,058 Square Feet), tract of land, lying within the Benjamin J. Tyler Survey Abstract 631, the Lucius A Tyler Survey Abstract 632, the Thomas B Lee Survey Abstract 800, the Watkins Nobles Survey Abstract 484, the H.T.&B.R.R.Co Survey Abstract 318, the GW Tyler Survey Abstract 636, the George N Tyler Survey Abstract 634 and the H.T.&B.R.R.Co. Survey, Abstract 315, Williamson County, Texas, and being a portion of County Road 401 and County Road 404 as occupied and maintained by Williamson County Texas, as shown on Page 4 of 5, described As Follows:

COMMENCING, at a 1/2" iron rod found on the eastern right of way line of County Road 401 (right of way varies), being the northwestern corner of a called 1.13 acre tract, Tract 2, conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas and also being the southwestern corner of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 1.13 acre tract and of the remainder of a called 8.43 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184854, Official Public Records of Williamson County, Texas, S 07° 18' 23" W, a distance of 482.83 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southwestern corner of said remainder of 8.43 acre tract and also being an ell corner of a called 79.36 acre tract, Tract 1, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184492, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 79.36 acre tract, S 07° 06' 15" W, a distance of 365.08 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the eastern right of way line of County Road 401 and also being the western line of said 79.36 acre tract, S 07° 06' 15" W, a distance of 1159.54 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 79.36 acre tract and also being the northwestern corner of a called 0.93 acre tract, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021187920, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 0.93 acre tract, S 09° 41' 07" W, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 0.93 acre tract and also being the northwestern corner of a called 140.73 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184511, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 140.73 acre tract, S 07° 49' 01" W, a distance of 2491.60 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said 140.73 acre tract and also being the northwestern corner of a called 5.30 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184505, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 5.300 acre tract, S 07° 49' 01" W, a distance of 352.00 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southwestern corner of said 5.30 acre tract and also being on the northern right of way line of County Road 404 (right of way varies);

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 5.30 acre tract, S 82° 10' 59" E, a distance of 655.87 feet to a 1/2" iron rod found for the southeastern corner of said 5.30 acre tract and also being an ell corner of said 140.73 acre tract;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 140.73 acre tract, S 82° 10' 59" E, a distance of 874.15 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for an ell corner of said 140.73 acre tract and also being the southwestern of a called 2.00 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184507, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 2.00 acre tract, S 82° 10' 59" E, a distance of 619.59 feet to a 1/2" iron rod found for the southeastern corner of said 2.00 acre tract and also being an ell corner of said 140.73 acre tract;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 140.73 acre tract, S 82° 10' 59" E, a distance of 117.38 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said 140.73 acre tract and also being the southwestern corner of the remainder of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, over and across said County Road 404, S 07° 48' 15" W, a distance of 65.26 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the southern right of way line of County Road 404 and also being on the northern line of a called 100.57 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184352, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 100.57 acre tract, N 82° 09' 51" W, a distance of 880.85 feet to a fence post found for an ell corner said 100.57 acre tract and also being the northeastern corner of a called 0.875 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021183313, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 0.875 acre tract, N 80° 54' 23" W, a distance of 188.66 feet to a fence post found for the northwestern corner of said 0.875 acre tract and also being the northeastern corner of a called 159.14 acre tract, Tract 2 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184492, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 159.14 acre tract, N 82° 11' 33" W, a distance of 1941.14 feet to a 1/2" iron rod found, for the northwestern corner of said 159.14 acre tract and also being the northeastern corner of a called 84.06 acre tract, Tract 2 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021181069, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 84.06 acre tract, the following two (2) courses and distance:

1. N 81° 52' 45" W, a distance of 1365.92 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found;
2. N 82° 10' 07" W, a distance of 718.39 feet to a mag nail on top of fence post found, for the northwestern corner of said 84.06 acre tract and also being the northeastern corner of a called 70.38 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184494, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of the said 70.38 acre tract, N 82° 00' 45" W, a distance of 1463.50 feet to a 1/2" iron rod with cap stamped "KC ENG" found;

THENCE, over and across said County Road 404, N 07° 58' 51" E, a distance of 55.72 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the northern right of way line of County Road 404 and also being on the southern line of a called 164.63 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184270, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 164.63 acre tract, S 82° 01' 09" E, a distance of 1990.31 feet to a 1/2" iron rod found for the southeastern corner of said 164.63 acre tract and also being the southwestern corner of a called 61.29 acre tract, Tract 1 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021181069, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 61.29 acre tract, S 82° 09' 52" E, a distance of 871.92 feet to a 1/2" iron rod found for the southeastern corner of said 61.29 acre tract and also being the southwestern corner of a called 95.27 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184038, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 95.27 acre tract, S 82° 10' 39" E, a distance of 1359.65 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southeastern corner of said 95.27 acre tract and also being on the western right of way line of County Road 401 (right of way varies);

THENCE, with the western right of way line of County Road 401 and also being the eastern line of said 95.27 acre tract, N 08° 05' 03" E, a distance of 3031.44 feet to a 6" wood post found for the northeastern corner of said 95.27 acre tract and also being the southeastern corner of a called 51.57 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021183993, Official Public Records of Williamson County, Texas;

THENCE, with the western right of way line of County Road 401 and also being the eastern line of said 51.57 acre tract, N 07° 34' 17" E, a distance of 990.46 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.57 acre tract and also being the southeastern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011333, Official Public Records of Williamson County, Texas;

THENCE, over and across said County Road 401, S 82° 46' 28" E, a distance of 45.64 feet to the POINT OF BEGINNING.

Containing 14.37 acres or 626,058 square feet, more or less.

