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at 1:42 FILED o'clock PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAY 08 2026

May 8, 2026 (the "Effective Date")

Nancy E. Rister
County Clerk, Williamson Co., TX

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, June 2, 2026 (the first [1st] Tuesday of that month)

TIME OF SALE: The earliest time at which the Foreclosure will occur is 1:00 PM (Williamson County, Texas Time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Williamson County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Williamson County, Texas, are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan²

DEED OF TRUST CREATING LEIN THAT IS THE SUBJECT OF SALE: The Deed of Trust³

PROPERTY BEING SOLD: The Property⁴, including the real property of which is located in Williamson County, Texas, and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means, collectively, (i) that certain Promissory Note – Phase A, dated December 11, 2023, executed by Borrower (defined below), payable to the order of Original Lender (defined below), as payee, in the original principal amount of \$18,009,686.00; (ii) that certain Revolving Promissory Note - Phase B, dated December 11, 2023, executed by Borrower, payable to the order of Original Lender, as payee, in the original principal amount of \$7,840,097.00; and (iii) that certain Revolving Promissory Note - Phase C, dated December 11, 2023, executed by Borrower, payable to the order of Original Lender, as payee, in the original principal amount of \$7,400,177.00.

"**Borrower**" means Onx-Rocking Wilco, LLC, a Delaware limited liability company.

"**Original Lender**" means Amerant Bank, N.A., a national banking association.

³ "**Deed of Trust**" means that certain Deed of Trust and Security Agreement, dated December 11, 2023, executed and delivered by Borrower, as grantor, to Stephanie Schwab, Esq., as Trustee for the benefit of Original Lender, as beneficiary, recorded as Instrument No. 2023102173 in the Official Public Records of Williamson County, Texas, as partially released by that certain Partial Release of Lien, dated April 17, 2024, by Original Lender, recorded as Instrument No. 2024042895 in the Official Public Records of Williamson County, Texas, and as modified by that certain Modification of Deed of Trust and Security Agreement, dated June 11, 2025, by and between Borrower and Original Lender, recorded as Instrument No. 2025045189 in the Official Public Records of Williamson County, Texas.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents⁵, Noteholder⁶ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserved the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Williamson County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Noteholder (at the contact information provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contract information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder may be contact at 1111 West 6th Street, Building A, Suite 410, Austin, Texas 78703, Attn: Jim Barr Coleman; (212) 584-6173; or jimbarr@wmcapitalpartners.com.

ACTIVE MILITARY DUTY NOTICE: To assert and protect your rights as a member of the armed forces of the United States, if you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment⁷, the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the

⁵ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Construction Loan Agreement, dated December 11, 2023, by and between Borrower and Original Lender.

⁶ "**Noteholder**" means WM Yield Georgetown, LLC, a Delaware limited liability company.

⁷ "**Appointment**" means that certain Appointment of Substitute Trustees and Request of Act, dated March 9, 2026, recorded as Instrument No. 2026018150 in the Official Public Records of Williamson County, Texas.

⁸ "**Substitute Trustees**" mean each of the following:

Brian T. Cumings, Esq. of Travis County, Texas, Graves Dougherty Hearon & Moody, P.C., 401 Congress Avenue, Suite 2700, Austin, Texas 78701, (512) 480-5626 (telephone), bcumings@gdhm.com (email).

Nicholas C. Miller, Esq. of Travis County, Texas, Graves Dougherty Hearon & Moody, P.C., 401 Congress Avenue, Suite 2700, Austin, Texas 78701, (512) 480-5656 (telephone), nmiller@gdhm.com (email).

James P Hrissikopoulos, Esq. of Travis County, Texas, Graves Dougherty Hearon & Moody, P.C., 401 Congress Avenue, Suite 2700, Austin, Texas 78701, (512) 480-5630 (telephone), jhrissikopoulos@gdhm.com (email).

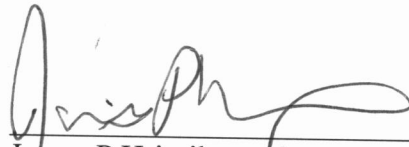
Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

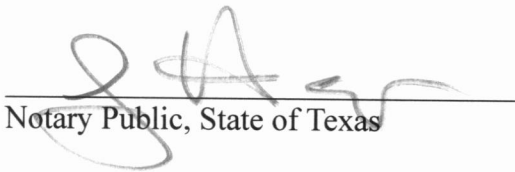
[signature page follows]

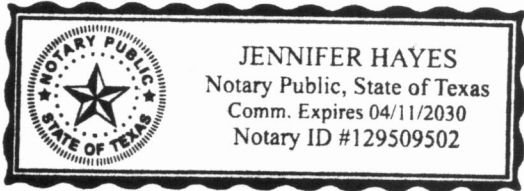
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: 
Name: James P Hrissikopoulos
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 8, 2026, by James P Hrissikopoulos, in the capacity herein stated.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Graves Dougherty Hearon & Moody, P.C.
401 Congress Ave, Ste 2700
Austin, TX 78701
Attn: James P Hrissikopoulos

EXHIBIT "A"
to
Notice of Substitute Trustee's Sale

Real Property

BEING A 277.29 ACRES TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF A CALLED 11.152 ACRES TRACT OF LAND, A CALLED 106.040 ACRES TRACT OF LAND, AND A CALLED 160.107 ACRES TRACT OF LAND, DESCRIBED TO ONX-ROCKING WILCO, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5784" FOUND, IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 289, A VARIABLE WIDTH RIGHT-OF-WAY (NO RECORDING INFORMATION FOUND), FOR THE SOUTHWEST CORNER OF SAID 106.040 ACRES TRACT;

THENCE, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 289, SAME BEING THE WEST BOUNDARY LINE OF SAID 106.040 ACRES TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 86°58'01" WEST, A DISTANCE OF 54.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5784" FOUND;
2. NORTH 42°22'01" WEST, A DISTANCE OF 58.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5784" FOUND;
3. NORTH 29°19'01" WEST, A DISTANCE OF 252.31 FEET TO A 1/2-INCH IRON ROD FOUND;
4. NORTH 20°59'46" WEST, A DISTANCE OF 266.82 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "TERRA FIRMA" FOUND, FOR THE SOUTHWEST CORNER OF A CALLED 4.981 ACRES TRACT OF LAND DESCRIBED TO HUNTER ANDERSON AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022013286 OF SAID O.P.R.W.C.T.;

THENCE, DEPARTING SAID NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 289, WITH THE SOUTH BOUNDARY LINE OF SAID 4.981 ACRES TRACT, CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 106.040 ACRES TRACT, NORTH 69°00'44" EAST, A DISTANCE OF 673.32 FEET TO A 1/2-INCH IRON ROD WITH

PLASTIC CAP STAMPED "RPLS 5784" FOUND, FOR THE SOUTHEAST CORNER OF SAID 10.431 ACRES TRACT;

THENCE, WITH THE EAST BOUNDARY LINE OF SAID 4.981 ACRES TRACT, AND A CALLED 10.431 ACRES TRACT OF LAND DESCRIBED TO DANIEL WEAVER ANDERSON (85%), AMANDA ANDERSON GLASSCOCK (5%), AS THEIR SOLE AND SEPARATE PROPERTY, AND TRAVIS D. ANDERSON (5%) AND HUNTER J. ANDERSON (5%), WHO ARE SINGLE PERSONS, IN THE PERCENTAGES LISTED, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 201614757 OF SAID O.P.R.W.C.T. AND A CALLED 5.00 ACRES TRACT OF LAND DESCRIBED TO DANIEL WEAVER ANDERSON AND LAURA J. ANDERSON, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2004045960 OF SAID O.P.R.W.C.T.; CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 106.040 ACRES TRACT, NORTH 19°14'03" WEST, A DISTANCE OF 977.33 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5784" FOUND, FOR THE SOUTHWEST CORNER OF SAID 11.152 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 10.431 ACRES TRACT;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE 106.040 ACRES TRACT, WITH THE SOUTH BOUNDARY LINE OF SAID 11.152 ACRES TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID 10.431 ACRES TRACT, SOUTH 69°00'27" WEST, A DISTANCE OF 703.21 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "TERRA FIRMA" FOUND, IN SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 289, FOR THE SOUTHWEST CORNER OF SAID 11.152 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 10.431 ACRES TRACT;

THENCE, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 289, SAME BEING THE WEST BOUNDARY LINE OF SAID 11.152 ACRES TRACT, NORTH 20°59'03" WEST, A DISTANCE OF 687.40 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID 11.152 ACRES TRACT;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID 11.152 ACRES TRACT, SAME BEING SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 289, NORTH 70°03'57" EAST, A DISTANCE OF 11.51 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND, FOR THE SOUTHWEST CORNER OF LOT 2, LITTLE CREEK ACRES, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2008031379 OF SAID O.P.R.W.C.T.;

THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 289, CONTINUING WITH SAID NORTH BOUNDARY LINE OF SAID 11.152 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 2, NORTH 70°03'57" EAST, A DISTANCE OF 723.93 FEET TO A 1/2-INCH IRON ROD FOUND, IN SAID WEST BOUNDARY LINE OF THE 106.040 ACRES TRACT, FOR THE NORTHEAST CORNER OF SAID 11.152 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 2;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE 106.040 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF LOT 2, NORTH 19°59'18" WEST, PASSING

AT A DISTANCE OF 351.29 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND, FOR THE NORTHEAST CORNER OF SAID LOT 2, SAME BEING THE SOUTHEAST CORNER OF LOT 1, OF SAID LITTLE CREEK ACRES, CONTINUING IN ALL A DISTANCE OF 763.16 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE AUSTIN" FOUND, IN THE SOUTH BOUNDARY LINE OF A CALLED 12.935 ACRES TRACT OF LAND DESCRIBED TO KYLE SCHAEFER AND SPOUSE, MELONY SCHAEFER, AS SHOWN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2017018693 OF SAID O.P.R.W.C.T.; FOR THE NORTHWEST CORNER OF SAID 106.040 ACRES TRACT;

THENCE, DEPARTING SAID EAST BOUNDARY LINE OF LOT 1, WITH THE NORTH BOUNDARY LINE OF SAID 106.040 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 12.935 ACRES TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 70°03'39" EAST, A DISTANCE OF 149.80 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 25°30'58" EAST, A DISTANCE OF 224.44 FEET TO A 1/2-INCH IRON ROD FOUND;
3. NORTH 43°18'06" EAST, A DISTANCE OF 475.28 FEET TO A 1/2-INCH IRON ROD FOUND;
4. NORTH 42°16'08" EAST, A DISTANCE OF 247.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE AUSTIN" FOUND;
5. NORTH 19°01'41" WEST, A DISTANCE OF 65.67 FEET TO A 1/2-INCH IRON ROD FOUND, IN THE SOUTH BOUNDARY LINE OF A CALLED 200.871 ACRES TRACT OF LAND DESCRIBED TO NORTHVISTA RANCH, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2016060626 OF SAID O.P.R.W.C.T.; FOR THE NORTHEAST CORNER OF SAID 12.935 ACRES TRACT;

THENCE, CONTINUING WITH SAID NORTH BOUNDARY LINE OF THE 106.040 ACRES TRACT, SAME BEING SAID SOUTH BOUNDARY LINE OF THE 200.871 ACRES TRACT, NORTH 70°46'59" EAST, A DISTANCE OF 1374.01 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF SAID 106.040 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 160.107 ACRES TRACT;

THENCE, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF THE 200.871 ACRES TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID 160.107 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 70°44'31" EAST, A DISTANCE OF 171.38 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 70°39'15" EAST, A DISTANCE OF 331.83 FEET TO A PK NAIL FOUND;

3. SOUTH 18°45'55" EAST, A DISTANCE OF 147.90 FEET TO A CALCULATED POINT;

4. NORTH 70°46'45" EAST, A DISTANCE OF 1066.30 FEET TO A CALCULATED POINT, IN SAID NORTH BOUNDARY LINE OF SAID 160.107 ACRES TRACT, FOR THE SOUTHEAST CORNER OF SAID 200.871 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 156.428 ACRES TRACT OF LAND DESCRIBED TO NORTHVISTA RANCH, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020015078 OF SAID O.P.R.W.C.T.;

THENCE, WITH SAID NORTH BOUNDARY LINE OF THE SAID 160.107 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 156.428 ACRES TRACT, NORTH 70°46'45" EAST, DISTANCE OF 590.24 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST 1847" FOUND, IN THE WEST BOUNDARY LINE OF THE REMAINDER OF A CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022053696 OF SAID O.P.R.W.C.T.; FOR THE NORTHEAST CORNER OF SAID 160.107 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 156.428 ACRES TRACT;

THENCE, WITH THE EAST BOUNDARY LINE OF SAID 160.107 ACRES TRACT, SAME BEING SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT, SOUTH 20°50'05" EAST, PASSING AT A DISTANCE OF 332.44 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE NORTHWEST CORNER OF NOLINA SUBDIVISION PHASE 1 SECTION 2, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2023079014 OF SAID O.P.R.W.C.T.; CONTINUING WITH SAID EAST BOUNDARY LINE OF SAID 160.107 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINE OF SAID NOLINA SUBDIVISION, IN ALL A DISTANCE OF 1635.60 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE SOUTHEAST CORNER OF SAID 160.107 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 122.6884 ACRES TRACT OF LAND DESCRIBED TO RR 122 HOLDINGS LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022022743 OF SAID O.P.R.W.C.T.;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF NOLINA SUBDIVISION, WITH THE SOUTH BOUNDARY LINE OF SAID 160.107 ACRES TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID 122.6884 ACRES TRACT, SOUTH 67°50'27" WEST, A DISTANCE OF 1164.48 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF SAID 122.6884 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 35.28 ACRES TRACT OF LAND DESCRIBED TO JOHN BEN ATKINSON AND PAMELA ATKINSON, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2018011295 OF SAID O.P.R.W.C.T.;

THENCE, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID 160.107 ACRES TRACT, SAME BEING THE NORTH AND WEST BOUNDARY LINES OF SAID 35.28 ACRES TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 67°52'39" WEST, A DISTANCE OF 1203.87 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID 35.28 ACRES TRACT;

2. SOUTH 16°06'32" EAST, A DISTANCE OF 1164.86 FEET TO A 1/2-INCH IRON ROD FOUND;

3. SOUTH 37°19'28" WEST, A DISTANCE OF 160.52 FEET TO A 1/2-INCH IRON ROD FOUND;

4. SOUTH 21°00'04" WEST, A DISTANCE OF 211.26 FEET TO A 1/2-INCH IRON ROD FOUND;

5. SOUTH 02°19'17" EAST, A DISTANCE OF 211.57 FEET TO A PK NAIL FOUND, IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 289, SAME BEING SAID SOUTH BOUNDARY LINE OF THE 160.107 ACRES TRACT, FOR THE SOUTHWEST CORNER OF SAID 35.28 ACRES TRACT;

THENCE, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF THE 160.107 ACRES TRACT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 289, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 69°36'54" WEST, A DISTANCE OF 323.55 FEET TO A 1/2-INCH IRON ROD FOUND;

2. SOUTH 69°32'14" WEST, A DISTANCE OF 24.90 FEET TO A 1/2-INCH IRON ROD FOUND;

3. SOUTH 69°04'53" WEST, A DISTANCE OF 392.32 FEET TO A 1/2-INCH IRON ROD FOUND;

4. SOUTH 69°03'17" WEST, A DISTANCE OF 603.04 FEET TO A 1/2-INCH IRON ROD FOUND;

5. SOUTH 69°03'20" WEST, A DISTANCE OF 174.52 FEET TO A PK NAIL FOUND, FOR THE SOUTHWEST CORNER OF SAID 160.107 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 106.040 ACRES TRACT;

THENCE, CONTINUING WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 289, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 106.040 ACRES TRACT, SOUTH 68°40'07" WEST, A DISTANCE OF 784.40 FEET TO THE POINT OF BEGINNING.

SAVE, LESS AND EXCEPT the following described Parcels:

Parcel 42: All of the certain 1.025-acres (44,627 square foot) tract of Land, out of and situated in the Jame Northcross Survey, Abstract No. 478, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof (Parcel 42); and

Parcel 47: All of that certain 0.929-acres (40,473 square foot) tract of land, out of and situated in the James Northcross Survey, Abstract No. 478, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A-2" attached hereto and made a part hereof (Parcel 47).

EXHIBIT "A-1"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

**1.025 ACRE RIGHT-OF-WAY PARCEL NO. 42
ONX-ROCKING WILCO, LLC
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.025 ACRES (APPROXIMATELY 44,627 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 11.52 ACRE TRACT OF LAND CONVEYED TO ONX-ROCKING WILCO, LLC, IN A DEED DATED DECEMBER 19, 2023 AND RECORDED IN DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.025 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the East right-of-way line of County Road 289 (right-of-way width varies), for the Northwest corner of the herein described tract, the Northwest corner of said Onx-Rocking Wilco, LLC Tract, the Southwest corner of a called 5.558 acre tract of land as described in the deed conveyed to Justin D. and Keisha R. Akre filed of record in Document No. 2018040927, Official Public Records Williamson County, Texas;

THENCE North 70°04'04" East with the North line of said called 11.52 acre tract and the South line of said 5.558 acre Akre tract at a distance of 11.61 feet pass a found ½ inch iron rod with cap marked "3DS Surveying", in all a distance of 44.78 feet to the Northeast corner of the herein described tract a set 5/8 inch iron rod with 1-1/2" aluminum cap marked "WILLIAMSON COUNTY" from which a ½ inch iron found at the Northeast corner of said called 11.52 acre tract and the Southeast corner of said called 5.558 acre tract bears North 70°04'04" East a distance of 679.13 feet;

THENCE in a southeasterly direction across said 11.52 acre Onx-Rocking Wilco, LLC tract with a curve to the left having a radius of 9,932.0 feet an arc distance of 39.80 feet (having a chord bearing of South 25°33'14" East, chord bearing of 39.80 feet, delta angle of 00°13'47") to the point of tangency, a set 5/8 inch iron rod with 1-1/2" aluminum cap marked "WILLIAMSON COUNTY";

THENCE South 25°40'07" East across said called 11.52 acre Onx-Rocking Wilco, LLC tract a distance of 9.09 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at the beginning of a curve to the right;

THENCE continuing southeasterly across said called 11.52 acre Onx-Rocking Wilco, LLC tract with said curve to the right an arc distance of 601.89 feet (having a radius of 8,068.0 feet, a chord bearing of South 23°31'53" East, a chord distance of 601.75 feet, and a delta angle of 04°16'28") to the point of tangency, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE South 21°23'39" East across said called 11.52 acre Onx-Rocking Wilco, LLC tract a distance of 36.53 feet to the Southeast corner of the herein described tract a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the South line of said called 11.52 acre tract and the North line of that certain called 5.00 acre tract of land as described in the deed to Daniel and Laura J. Anderson filed of record in Document Number 2004045960, Official Public Records, Williamson County, Texas from which a 1/2 inch iron rod with cap marked "RPLS 5704" found at the Southeast corner of said called 11.52 acre tract and the Northeast corner of said called 5.00 acre Anderson tract bears North 69°00'05" East a distance of 627.37 feet;

THENCE South 69°00'05" West with the South line of said called 11.52 acre Onx-Rocking Wilco, LLC tract and the North line of said called 5.00 acre Anderson tract a distance of 75.73 feet to the Southwest corner of the herein described tract the Southwest corner of said called 11.52 acre Wilco tract and the Northwest corner of said called 5.00 acre Anderson tract a 1/2 inch iron rod with cap marked "RPLS 5785" found in the East right-of-way line of said County Road 289 (variable width r-o-w);

THENCE North 20°58'52" West with the East right-of-way line of said County Road 289, and the West line of said called 11.52 acre Onx-Rocking Wilco, LLC tract a distance of 687.26 feet to the **POINT OF BEGINNING**, containing 1.025 acres of land more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 075054-02-PARCEL 42.

I hereby certify that the hereon map and description was performed under my direct supervision:


Charles G. Walker Date: September 12, 2023
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.025 ACRES (APPROXIMATELY 44,627 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO ONX-ROCKING WILCO, LLC., IN THAT CERTAIN SPECIAL WARRANTY DEED DATED DECEMBER 15, 2021, AND RECORDED IN DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2301766, issued by Texan Title Insurance Company on May 26, 2023, 8:00am, with an effective date of May 22, 2023, 8:00am, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "Certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

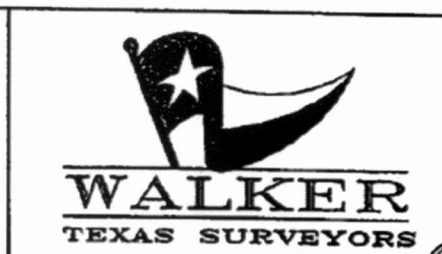
10a. Telephone Company Right of Way Easement dated January 1, 1981, executed by William Daniels and Lora Mae Anderson to Mid-State Telephone Company, recorded in Volume 826, Page 349, Deed Records, Williamson County, Texas. (Does NOT effect)

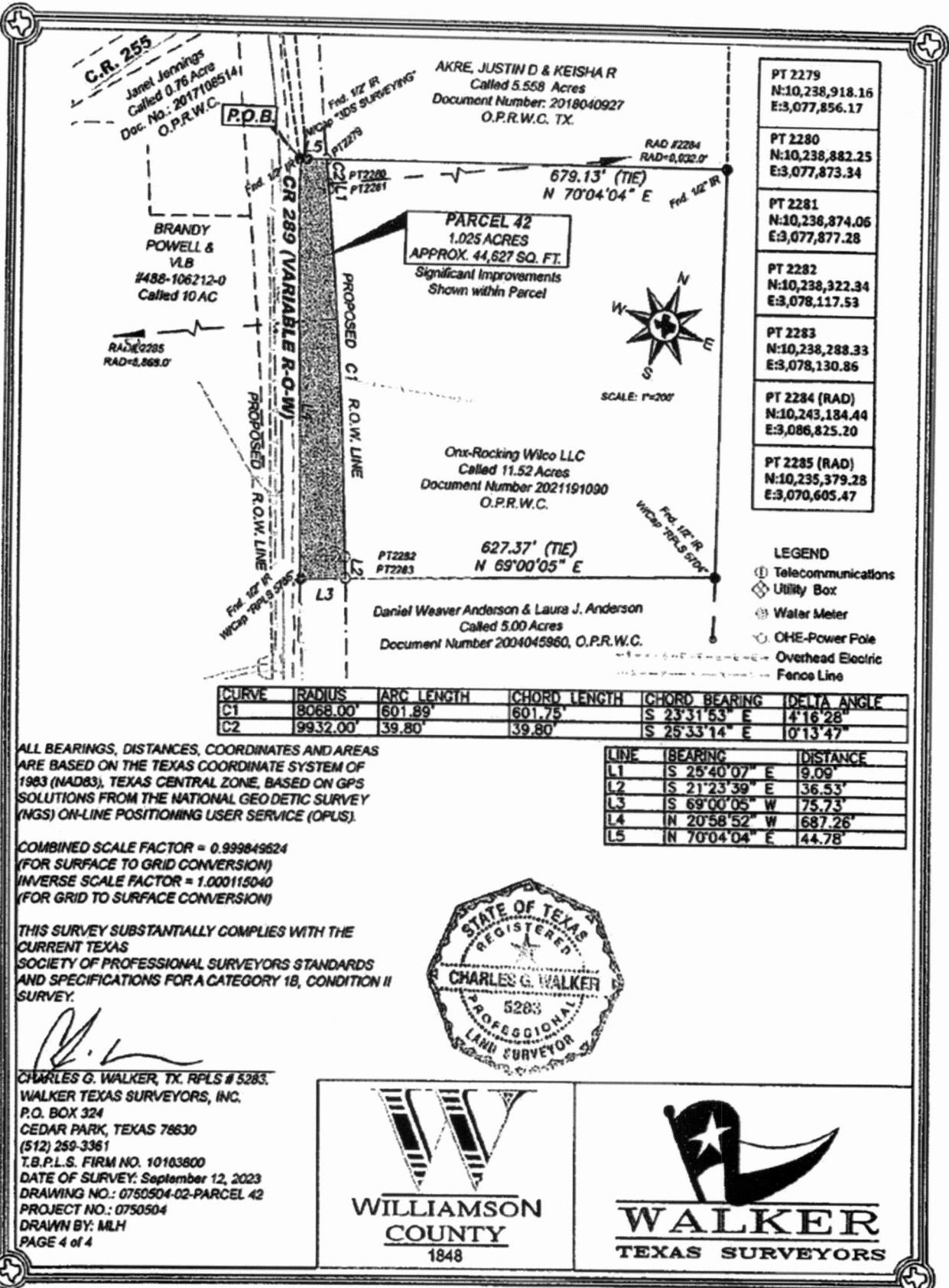
b. Right of Way Easement dated September 8, 1988, executed by Lora Mae Anderson to Chisholm Trail Water Supply Corporation, recorded in Volume 939, Page 187, Deed Records, Williamson County, Texas. (Does NOT Effect)

d. Right of Way Easement dated August 10, 1994, executed by Lora Mae Anderson to Chisholm Trail Special Utility District, recorded in Volume 2602, Page 226, Official Records, Williamson County, Texas. (Does NOT Effect)

e. Terms, provisions and stipulations of Memorandum of Agreement dated December 15, 2021, executed by and between RW Devco, LLC and Onx-Rocking Wilco, LLC, recorded under Document No. 2021191288, Official Records, Williamson County, Texas.

LEGEND	
○	5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
● _{M-H-S}	1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"
P.R.W.C.T.	PLAT RECORDS WILLIAMSON CO., TX.
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO., TX.
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON CO., TX.
()	RECORD INFORMATION





PT 2279	N:10,238,918.16	E:3,077,856.17
PT 2280	N:10,238,882.25	E:3,077,873.34
PT 2281	N:10,238,874.06	E:3,077,877.28
PT 2282	N:10,238,322.34	E:3,078,117.53
PT 2283	N:10,238,288.33	E:3,078,130.86
PT 2284 (RAD)	N:10,243,184.44	E:3,086,825.20
PT 2285 (RAD)	N:10,235,379.28	E:3,070,605.47

- LEGEND**
- ① Telecommunications
 - ⊕ Utility Box
 - ⊙ Water Meter
 - OHE-Power Pole
 - Overhead Electric
 - - - - - Fence Line

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8068.00'	601.89'	601.75'	S 23°31'53" E	4°16'28"
C2	9932.00'	39.80'	39.80'	S 25°33'14" E	0°13'47"

LINE	BEARING	DISTANCE
L1	S 25°40'07" E	9.09'
L2	S 21°23'39" E	36.53'
L3	S 69°00'05" W	75.73'
L4	N 20°58'52" W	687.26'
L5	N 70°04'04" E	44.78'

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEO DETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.00015040
 (FOR GRID TO SURFACE CONVERSION)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

[Signature]
 CHARLES G. WALKER, TX RPLS # 5283
 WALKER TEXAS SURVEYORS, INC.
 P.O. BOX 324
 CEDAR PARK, TEXAS 78630
 (512) 259-3361
 T.B.P.L.S. FIRM NO. 10163800
 DATE OF SURVEY: September 12, 2023
 DRAWING NO.: 0750504-02-PARCEL 42
 PROJECT NO.: 0750504
 DRAWN BY: MLH
 PAGE 4 of 4

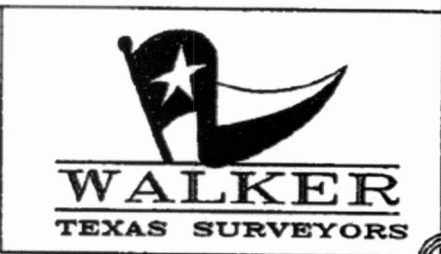


EXHIBIT "A-2"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

**0.929 ACRE RIGHT-OF-WAY PARCEL NO. 47
ONX-ROCKING WILCO, LLC
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.929 ACRES (APPROXIMATELY 40,473 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN TRACT OF LAND CONVEYED TO ONX-ROCKING WILCO LLC, IN A DEED DATED DECEMBER 17, 2021 AND RECORDED IN DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.929 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod with an unreadable plastic cap found in the East right-of-way line of County Road 289 (right-of-way width varies), for the Northwest corner of the herein described tract, the Northwest corner of said ONX-ROCKING WILCO, LLC tract, the Southwest corner of a called 4.981 acre tract of land as described in the deed conveyed to Hunter Anderson filed of record in Document No. 2022013286, Official Public Records Williamson County, Texas, from which a ½ inch iron rod with cap marked "5784" bears North 20°59'04" West a distance of 319.94 feet;

THENCE North 69°01'11" East with the North line of said ONX-ROCKING WILCO, LLC tract and the South line of said 4.981 acre Anderson tract a distance of 82.38 feet to the Northeast corner of the herein described tract a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "Williamson County" from which a ½ inch iron with a plastic cap marked "RPLS 5184" found at the Southeast corner of said called 4.981 acre Anderson tract and an interior corner of said ONYX-ROCKING WILCO, LLC tract bears North 69°01'11" East a distance of 590.86 feet;

THENCE across said ONX-ROCKING WILCO, LLC tract, in a Southeasterly direction with a curve to the right an arc length of 396.84 feet (having a radius of 6,568.00 feet, a chord bearing of South 19°11'45" East, a chord distance of 396.78 feet, a delta angle of 03°27'43") to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "Williamson County" set at the point of reverse curvature;

THENCE continuing across said ONX-ROCKING WILCO, LLC tract in a Southeasterly direction with said reverse curve to the Right an arc distance of 123.34 feet (having a radius of 6,432.00 feet, a chord bearing of South 18°00'52" East a chord distance of 123.34 feet, a delta angle of 01°05'55") to a 5/8 inch iron rod with 1-1/2 Inch aluminum cap marked "Williamson County" set at an angle point;

THENCE South 63°38'18" East across said ONX-ROCKING WILCO, LLC tract a distance of 46.35 feet to a 5/8 inch iron rod with 1-1/2 Inch aluminum cap marked "Williamson County" set at an angle point;

THENCE North 79°53'28" East across said ONX-ROCKING WILCO, LLC tract a distance of 201.94 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "Williamson County" set for the East corner of the herein described tract in the South line of said ONYX-ROCKING WILCO, LLC tract and the North right of way line of County Road 289, from which a nail found in concrete at the base of a fence corner post for the Southeast corner of said ONYX-ROCKING WILCO, LLC tract bears North 68°40'39" East a distance of 598.90 feet;

THENCE with the North and East right of way line of County Road 289 the following five (5) calls:

- 1). South 68°40'39" West a distance of 185.45 feet to a ½ inch iron rod with cap marked "5784" found at an angle point;
- 2). North 86°42'23" West a distance of 54.93 feet to an angle point;
- 3). North 42°06'23" West a distance of 58.20 feet to an angle point;
- 4). North 29°21'24" West a distance of 252.26 feet to a ½ inch iron rod found at an angle point;
- 5). North 21°00'21" West a distance of 266.60 feet to the POINT OF BEGINNING, containing 0.929 acres of land more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 075054-02-PARCEL 47.



Charles G. Walker Date: September 12, 2023
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.929 ACRES (APPROXIMATELY 40,473 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO ONX-ROCKING WILCO, L.L.C. IN A DEED DATED DECEMBER 17, 2021, AND RECORDED IN DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2301767 issued by Texan Title Insurance Company on May 26, 2023, 8:00am, with an effective date of May 23, 2023, 8:00am, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "Certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. Telephone Company Right of Way Easement dated January 1, 1981, executed by William Daniels and Lora Mae Anderson to Mid-State Telephone Company, recorded in Volume 826, Page 349, Deed Records, Williamson County, Texas. (Does NOT affect)
- b. Right of Way Easement dated September 8, 1938, executed by Lora Mae Anderson to Chisholm Trail Water Supply Corporation, recorded in Volume 939, Page 187, Deed Records, Williamson County, Texas. (Does NOT affect).
- d. Right of Way Easement dated August 10, 1994, executed by Lora Mae Anderson to Chisholm Trail Special Utility District, recorded in Volume 2602, Page 226, Official Records, Williamson County, Texas. (Does NOT affect).

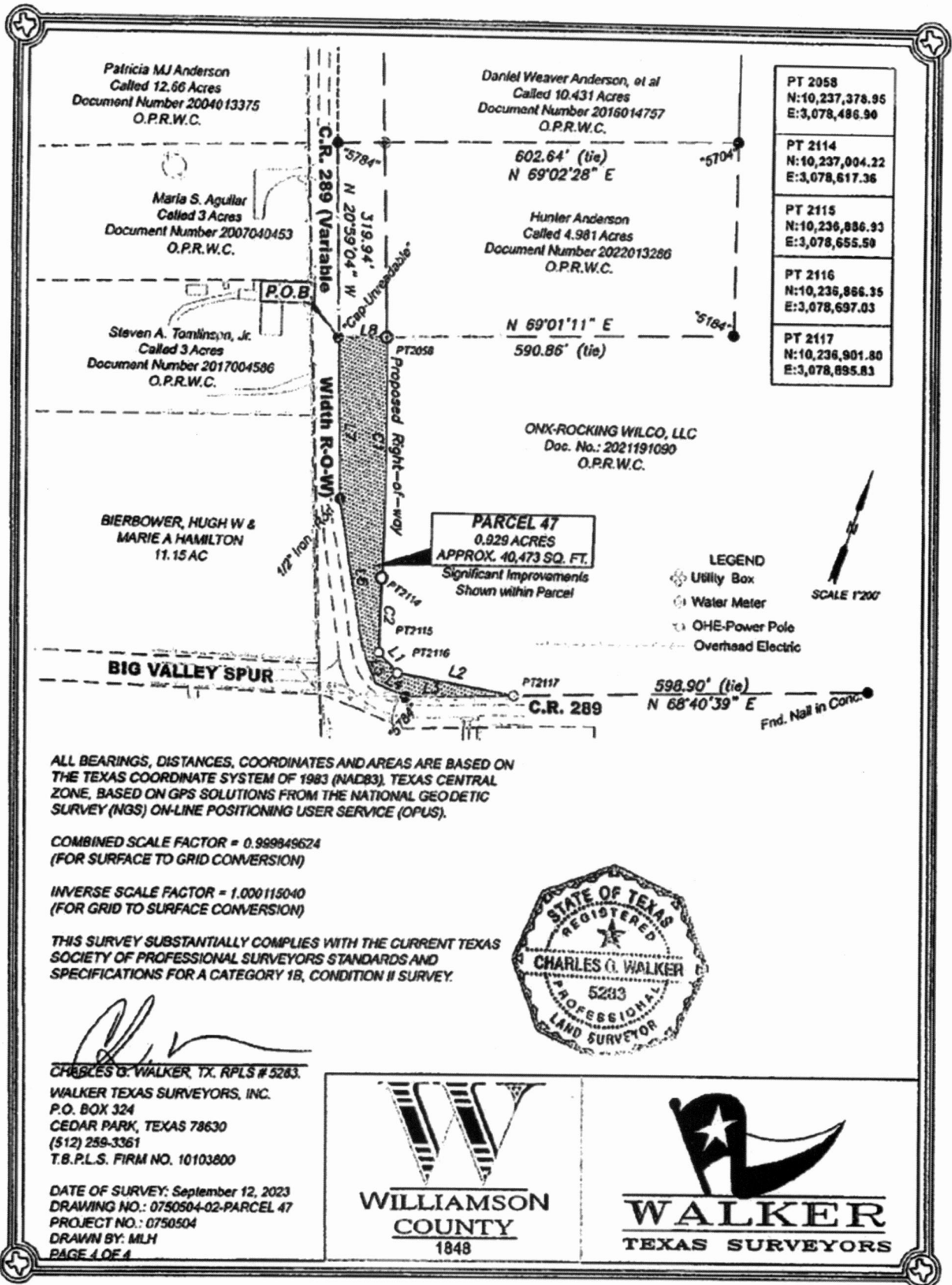
LINE	BEARING	DISTANCE
L1	S 63°38'18" E	45.35'
L2	N 79°53'28" E	201.94'
L3	S 68°40'39" W	185.45'
L4	N 86°42'23" W	54.93'
L5	N 42°06'23" W	58.20'
L6	N 29°21'24" W	252.26'
L7	N 21°00'21" W	266.60'
LB	N 69°01'11" E	82.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6568.00'	396.84'	396.78'	S 19°11'45" E	3°27'43"
C2	6432.00'	123.34'	123.34'	S 18°00'52" E	1°05'55"

LEGEND

- 5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- _{M-H-S} 1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"
- P.R.W.C.T. PLAT RECORDS WILLIAMSON CO., TX.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON CO., TX.
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON CO., TX.
- () RECORD INFORMATION





PT 2058	N:10,237,378.95	E:3,078,486.90
PT 2114	N:10,237,004.22	E:3,078,617.36
PT 2115	N:10,236,886.93	E:3,078,655.50
PT 2116	N:10,236,866.35	E:3,078,697.03
PT 2117	N:10,236,901.80	E:3,078,895.83

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.



[Signature]
 CHARLES G. WALKER, TX. RPLS # 5283.
 WALKER TEXAS SURVEYORS, INC.
 P.O. BOX 324
 CEDAR PARK, TEXAS 78630
 (512) 259-3361
 T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: September 12, 2023
 DRAWING NO.: 0750504-02-PARCEL 47
 PROJECT NO.: 0750504
 DRAWN BY: MLH
 PAGE 4 OF 4

