

**GENERAL MEETING OF THE BOARD OF DIRECTORS
OF THE
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY**

RESOLUTION NO. 20-095

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY
PURCHASE AGREEMENT FOR CERTAIN PROPERTY IN WILLIAMSON
COUNTY FOR THE 183A PHASE III PROJECT (PARCEL 2E)**

WHEREAS, pursuant to and under the authority of Subchapter E, Chapter 370, Texas Transportation Code and other applicable law, the Central Texas Regional Mobility Authority (“Mobility Authority”) hereby finds and determines that to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways and the roadways of the State of Texas, public convenience and necessity requires acquisition of a waterline easement interest in and to three parcels of land totaling approximately 0.0406 acres, further described by metes and bounds in Exhibit A to this Resolution (collectively, the “Property”), owned by **C. CRAIG CARLTON and CURTIS GRIFFIN** (the “Owner”), located at North US Hwy 183 in Leander, Williamson County, Texas for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183A Phase III Project (the “Project”), as a part of the improvements to the Project; and

WHEREAS, an independent, professional appraisal report of the Property has been submitted to the Mobility Authority, and an amount has been established to be just compensation for the property rights to be acquired; and

WHEREAS, the Owner has agreed to sell the Property to the Mobility Authority for the negotiated amount of \$9,000.00; and

WHEREAS, the Owner has executed a Real Estate Contract (“Contract”) setting out the terms of Purchase for the Property in the approved Mobility Authority appraisal amount, which Contract is attached hereto as Exhibit A to this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Executive Director is specifically authorized to execute the Contract, and any other documents reasonably necessary to complete the closing of the transaction to acquire the Property as set out herein.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 16th day of December 2020.

Submitted and reviewed by:

Approved:


Geoff Petrov (Dec 16, 2020 11:48 CST)

Geoffrey Petrov, General Counsel


Robert W Jenkins Jr (Dec 16, 2020 11:41 CST)

Robert W. Jenkins, Jr.
Chairman, Board of Directors

Exhibit A

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-738-8725 (D) • fax 512-255-8986

don@scrllaw.com

September 21, 2020

Curtis Griffin
6207 Bee Cave Road, Suite 265
Austin, Texas 78746

Re: CTRMA/City of Georgetown
183A Toll construction project
Parcel No.: 2E

Dear Mr. Griffin:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent waterline easement in and across portions of the property owned by C. Craig Carlton and Curtis Griffin ("Owner") as part of the Central Texas Regional Mobility Authority's ("CTRMA") proposed improvements to 183A and related utility adjustments ("Project").

By execution of this letter the parties agree as follows:

1. In return for Owner's delivery to CTRMA of a fully executed and acknowledged waterline easement ("Easement") in and to three parcels of land totaling approximately 0.0406 acre, and in the form as set out in Exhibit "A" attached hereto and incorporated herein, CTRMA shall pay Owner the sum of **\$9,000.00** in cash.

2. If requested by CTRMA, the Closing and completion of this transaction shall take place at Independence Title ("Title Company") within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to CTRMA or the City of Georgetown in completion of this transaction. CTRMA shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist Authority and Title Company with any curative measures or mortgage lien consent or subordination required as a condition of the Closing.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding please execute this letter where indicated and return it to me, and we will have this approved and signed by the CTRMA and process this for payment and Closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

Don Childs
Sheets & Crossfield, PLLC

AGREED:


C. Craig Carlton

Date: 11/10/2020


Curtis Griffin

Date: 11-10-2020

ACCEPTED AND AGREED:

CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY

By: _____

Printed Name: _____

Its: _____

Date: _____

EXHIBIT "A" FORM OF EASEMENT FOLLOWS

WATER LINE EASEMENT

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

This Agreement (this "Agreement") is made on the ____ day of _____, 2020, between C. CRAIG CARLTON and CRUTIS GRIFFIN, whose address is 505 Brandon Way, Austin, Texas 78733 (hereinafter referred to as "Grantor"), and the CITY OF GEORGETOWN, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as "Grantee").

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the "Easement") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of subsurface water lines and related at grade or subsurface facilities (collectively, the "Facilities") on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibits A-C** attached hereto and made a part hereof for all purposes (herein sometimes referred to as the "Easement Area" or the "Property").

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Easement; and (3) the right to remove from the Easement all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
7. Grantor reserves the right to construct streets, roads, driveways, landscaping, curbing, and utilities, including water, gas, telecommunication, and electrical lines, (collectively, the "Grantor Improvements") across the Easement Area at a generally perpendicular angle to the Facilities, subject to the following requirements: (1) the construction, placement, maintenance, inspection, operation, repair, alteration, replacement and/or removal of the Grantor Improvements shall not materially interfere with Grantee's rights herein, and (2) Grantor shall first obtain from Grantee a license, not to be unreasonably withheld or delayed, for the encroachment of the GRANTOR Improvements into the Easement Area. Grantor hereby RELEASES AND HOLDS GRANTEE HARMLESS from any responsibility and liability to repair, replace, maintain, or compensate Grantor for damages to surface improvements within the Easement Area incidental to Grantor's exercise of its rights and privileges granted herein.
8. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
9. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 10 day of NOVEMBER, 2020.

[signature pages follow]

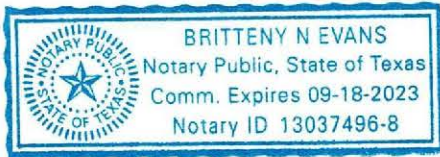
GRANTOR:

C. Craig Carlton
C. Craig Carlton

Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 10th day of November, 2020, by C. Craig Carlton, in the capacity and for the purposes and consideration recited herein.



Bme
Notary Public, State of Texas

183A—Parcel 2E (Parts 1-3)

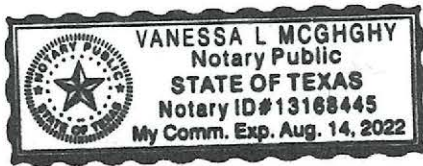
GRANTOR:

Curtis Griffin
Curtis Griffin

Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this the 10 day of November, 2020, by Curtis Griffin, in the capacity and for the purposes and consideration recited herein.



V. McHughy
Notary Public, State of Texas

Consent and Subordination by Lienholder

FIRST UNITED BANK AND TRUST COMPANY ("Lienholder"), as the holder of [a] lien[s] on the Property subject to the Waterline Easement above by Deed of Trust recorded in Document No. 2019091159, consents to the above grant of an Easement, including the terms and conditions of the grant, and Lienholder subordinates its lien[s] to the rights and interests of Grantee, so that a foreclosure of the lien[s] will not extinguish the rights and interests of Grantee.

First United Bank and Trust Company

By: *[Signature]*

Name: Pilar Castillo

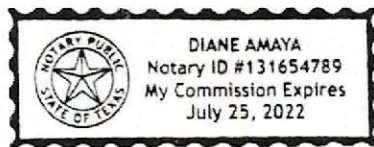
Title: SVP

STATE OF Texas

§
§
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 10th day of November, 2020, by Pilar Castillo, the Senior Vice President of First United Bank and Trust Company, in the capacity and for the purposes and consideration recited herein



[Signature]

Notary Public, State of Texas

EXHIBIT “ _ ”

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 1 of 5
February 7, 2020
Revised October 8, 2020

**DESCRIPTION OF A
0.0082 OF ONE ACRE EASEMENT**

Description of a 0.0082 of one acre (357 square foot) easement out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion that tract described as 54.49 acres conveyed to C. Craig Carlton and Curtis Griffin by deed, as recorded in Document No. 2019091158, Official Public Records, Williamson County, Texas; said 0.0082 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at the southeast corner of this easement, being in the east line of said 54.49 acre Carlton tract, the west line of that tract described as 0.935 of one acre conveyed to the State of Texas by deed, as recorded in Volume 453, Page 648, Deed Records, Williamson County, Texas and in the existing west right-of-way line of U.S. Highway 183 (varying width), said POINT OF BEGINNING having coordinates of N=10,205,103.47 E=3,071,961.70, from which a TxDOT Type I monument found bears S21°00'10"E 575.28 feet, S22°35'34"E 683.55 feet and S20°59'36"E 1,175.49 feet, and also from which a 1/2" iron rod with "Haynie Consulting" cap found bears S21°00'10"E 575.28 feet, S22°35'34"E 683.55 feet, S20°59'36"E 1,263.75 feet to a point at the southeast corner of said 54.49 acre Carlton tract and the northeast corner of Lot 3A, Block 1, Whitewing Subdivision, a Resubdivision of San Gabriel Ridge, Section 2, Lot 1, a subdivision of record in Document No. 2019011474, Official Public Records, Williamson County, Texas, said Lot 3A conveyed to Grads, LLC by deed as recorded in Document No. 2017035960, Official Public Records, Williamson County, Texas, and S69°00'24"W 0.44 feet;

- 1) THENCE, with the south line of this easement, crossing said 54.49 acre Carlton tract, **S69°15'05"W 17.83 feet** to a point at the southwest corner of this easement;
- 2) THENCE, with the west line of this easement, crossing 54.49 acre Carlton tract, **N21°02'33"W 20.00 feet** to a point at the northwest corner of this easement;
- 3) THENCE, with the north line of this easement, crossing said 54.49 acre Carlton tract, **N69°15'05"E 17.84 feet** to a point at the northeast corner of this easement, being in the east line of said 54.49 acre Carlton tract, the west line of said 0.935 of one acre State of Texas tract and the existing west right-of-way line of U.S. Highway 183;

EXHIBIT “_”

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 2 of 5
February 7, 2020
Revised October 8, 2020

DESCRIPTION OF A
0.0082 OF ONE ACRE EASEMENT

4) THENCE, with the east line of this easement and said 54.49 acre Carlton tract, the west line of said 0.935 acre State of Texas tract and the existing west right-of-way line of U.S. Highway 183, S21°00'10"E 20.00 feet to the POINT OF BEGINNING and containing 0.0082 of one acre, or 357 square feet within these metes and bounds, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

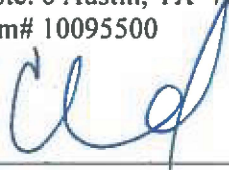
A parcel plat of even date was prepared in conjunction with this property description.

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

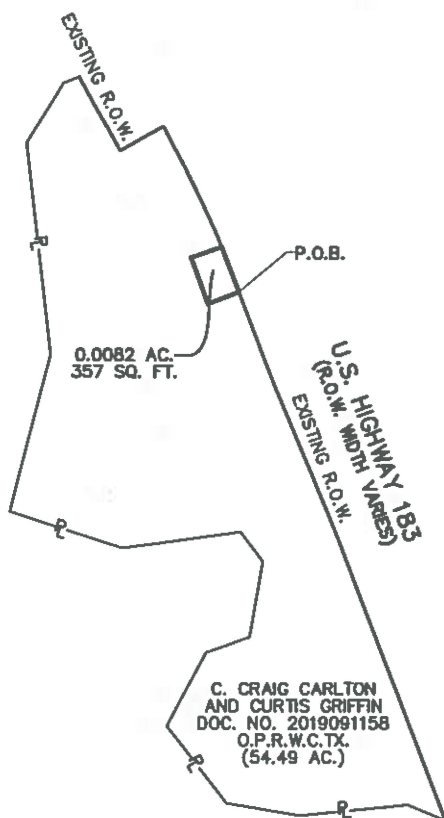
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of October 8, 2020 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
RTG-19-041-US 183A/Description/0.0082 Ac Esmt_REV02
Issued 09/10/2020, Revised 10/08/2020



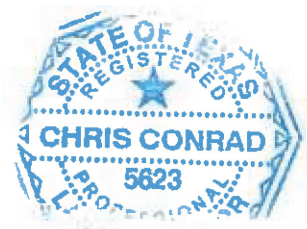
- NOTES:**
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
 2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
 3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
 4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019, JULY 2019 AND JANUARY 2020.
 5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.


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

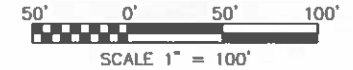
10/08/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE



<p>REVISIONS:</p> <p>09/10/2020- ADDRESSED TITLE COMMITMENT.</p> <p>10/08/2020- REVISED TITLE COMMITMENT NOTES.</p>	
 <p>McGRAY & McGRAY LAND SURVEYORS, INC. TBPELS SURVEY FIRM #10095500 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 (512) 451-8591</p>	
<p>PARCEL PLAT SHOWING 0.0082 AC. WATERLINE EASEMENT WILLIAMSON COUNTY, TEXAS R.O.W. C.S.J.: 0914-05-192</p>	
DATE: OCTOBER 2020	SCALE: N.T.S.



JOHN B. ROBINSON SURVEY
ABSTRACT NO. 521

P.O.B.
SURFACE COORDINATE
N: 10,205,103.47
E: 3,071,961.70

STATE OF TEXAS
VOL. 453, PG. 648
D.R.W.C.TX.
(0.935 AC.)

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)



CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
DOC. NO. 2008055388
O.P.R.W.C.TX.
(1.9803 AC.)

WATERLINE
EASEMENT
0.0082 AC.
357 SQ. FT.

C. CRAIG CARLTON
AND CURTIS GRIFFIN
DOC. NO. 2019091158
O.P.R.W.C.TX.
(54.49 AC.)

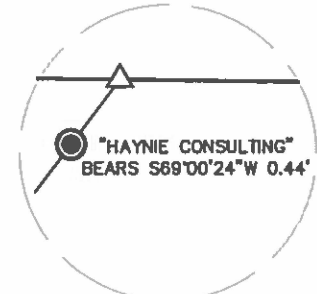
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S21°00'10"E	575.28'
L2	S22°35'34"E	683.55'
L3	S20°59'36"E	1,263.75'
L4	S20°59'36"E	1,175.49'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S69°15'05"W	17.83'
L6	N21°02'33"W	20.00'
L7	N69°15'05"E	17.84'
L8	S21°00'10"E	20.00'

GRADS, LLC
DOC. NO. 2017035960
O.P.R.W.C.TX.
(9.901 AC.)

LOT 3A
BLOCK 1

WHITewing SUBDIVISION
A RESUBDIVISION OF
SAN GABRIEL RIDGE,
SECTION 2, LOT 1
DOC. NO. 2019011474
O.P.R.W.C.TX.
(9.89 AC.)



LEGEND

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
- 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
- △ SURVEY PRIMARY CONTROL POINT
- (XXX) RECORD INFORMATION
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- +— DEED LINE (OWNERSHIP IN COMMON)
- |— DISTANCE NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS


McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM #10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
 0.0082 AC.
 WATERLINE EASEMENT
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 0914-05-192

DATE: OCTOBER 2020

SCALE: 1"=100'

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT, FOR TITLE INSURANCE, GF. NO. 2011247-KFO, ISSUED BY, TITLE RESOURCES GUARANTY COMPANY EFFECTIVE DATE MARCH 11, 2020, ISSUED DATE MARCH, 19, 2020.

1. RESTRICTIVE COVENANTS: DOCUMENT NO. 2002087768, DOCUMENT NO. 2004071573, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

10A. EASEMENT:
RECORDED: VOLUME 407, PAGE 544 AND VOLUME 408, PAGE 233, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: STATE OF TEXAS
PURPOSE: CHANNEL, DOES NOT AFFECT.

10B. EASEMENT:
RECORDED: VOLUME 594, PAGE 789, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: SOUTHWESTERN BELL TELEPHONE COMPANY
PURPOSE: TELECOMMUNICATION LINES AND SYSTEMS, DOES NOT AFFECT.

10C. EASEMENT:
RECORDED: VOLUME 964, PAGE 449, FURTHER AFFECTED BY VOLUME 2188, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: CHISHOLM TAIL WATER SUPPLY CORP., AS CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
PURPOSE: POTABLE WATER PIPELINE, DOES NOT AFFECT.

10D. EASEMENT:
RECORDED: DOCUMENT NO. 2007055895, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: ACCESS EASEMENT, DOES NOT AFFECT.

10E. EASEMENT:
RECORDED: DOCUMENT NO. 2007055701, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: WASTEWATER LINE AND APPURTENANCES FURTHER AFFECTED BY ASSIGNMENT OF EASEMENT TO LOWER COLORADO RIVER AUTHORITY IN DOCUMENT NO. 2007055703, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.

10F. EASEMENT:
RECORDED: DOCUMENT NO. 2007055702, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: WASTEWATER LINE AND APPURTENANCES FURTHER AFFECTED BY ASSIGNMENT OF EASEMENT TO LOWER COLORADO RIVER AUTHORITY IN DOCUMENT NO. 2007055703, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.

10G. EASEMENT:
RECORDED: DOCUMENT NO. 2008055388, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
PURPOSE: WATER LINE AND APPURTENANCES ABUTTS, DOES NOT AFFECT.

100. EASEMENT:
RECORDED: DOCUMENT NO. 2008091995, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: DRAINAGE EASEMENT AND RIGHT-OF-WAY DOES NOT AFFECT.

10P. EASEMENT:
RECORDED: DOCUMENT NO. 2009085215, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 13
PURPOSE: DRAINAGE EASEMENT. DOES NOT AFFECT.

10Q. EASEMENT:
RECORDED: DOCUMENT NO. 2016009424, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY, TEXAS
PURPOSE: DRAINAGE EASEMENT, DOES NOT AFFECT.

10R. EASEMENT:
RECORDED: DOCUMENT NO. 2014011118, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: UTILITY, DOES NOT AFFECT.

10S. EASEMENT:
RECORDED: DOCUMENT NO. 2014011119, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: UTILITY, DOES NOT AFFECT.



McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
0.0082 AC.
WATERLINE EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

EXHIBIT “ _ ”

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 1 of 5
February 7, 2020
Revised October 8, 2020

**DESCRIPTION OF A
0.0077 OF ONE ACRE EASEMENT**

Description of a 0.0077 of one acre (336 square foot) easement out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion that tract described as 54.49 acres conveyed to C. Craig Carlton and Curtis Griffin by deed, as recorded in Document No. 2019091158, Official Public Records, Williamson County, Texas; said 0.0077 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at the southeast corner of this easement, being in the east line of said 54.49 acre Carlton tract, the west line of that tract described as 0.935 of one acre conveyed to the State of Texas by deed, as recorded in Volume 453, Page 648, Deed Records, Williamson County, Texas and in the existing west right-of-way line of U.S. Highway 183 (varying width), said POINT OF BEGINNING having coordinates of N=10,204,040.54 E=3,072,386.71, from which a TxDOT Type I monument found bears S22°35'34"E 113.96 feet and S20°59'36"E 1,175.49 feet, and also from which a 1/2" iron rod with "Haynie Consulting" cap found bears S22°35'34"E 113.96 feet, S20°59'36"E 1,263.75 feet to a point at the southeast corner of said 54.49 acre Carlton tract and the northeast corner of Lot 3A, Block 1, Whitewing Subdivision, a Resubdivision of San Gabriel Ridge, Section 2, Lot 1, a subdivision of record in Document No. 2019011474, Official Public Records, Williamson County, Texas, said Lot 3A conveyed to Grads, LLC by deed as recorded in Document No. 2017035960, Official Public Records, Williamson County, Texas, and S69°00'24"W 0.44 feet;

- 1) THENCE, with the south line of this easement, crossing said 54.49 acre Carlton tract, **S67°26'12"W 16.81 feet** to a point at the southwest corner of this easement;
- 2) THENCE, with the west line of this easement, crossing 54.49 acre Carlton tract, **N22°39'16"W 20.00 feet** to a point at the northwest corner of this easement;
- 3) THENCE, with the north line of this easement, crossing said 54.49 acre Carlton tract, **N67°26'12"E 16.83 feet** to a point at the northeast corner of this easement, being in the east line of said 54.49 acre Carlton tract, the west line of said 0.935 of one acre State of Texas tract and the existing west right-of-way line of U.S. Highway 183;

EXHIBIT “_”

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 2 of 5
February 7, 2020
Revised October 8, 2020

DESCRIPTION OF A
0.0077 OF ONE ACRE EASEMENT

4) THENCE, with the east line of this easement and said 54.49 acre Carlton tract, the west line of said 0.935 acre State of Texas tract and the existing west right-of-way line of U.S. Highway 183, S22°35'34"E 20.00 feet to the POINT OF BEGINNING and containing 0.0077 of one acre, or 336 square feet within these metes and bounds, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

A parcel plat of even date was prepared in conjunction with this property description.

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

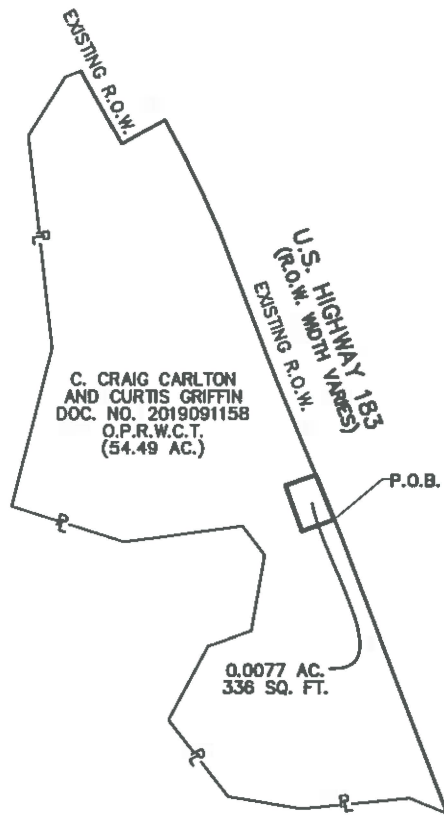
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of October, 2020 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
RTG-19-041-US 183A/Description/0.0077 Ac Esmt_REV01
Issued 02/07/2020, Revised 10/08/2020



- NOTES:**
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
 2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
 3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
 4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019, JULY 2019 AND JANUARY 2020.
 5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.


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

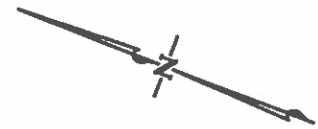
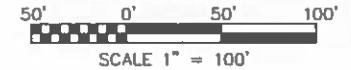
10/08/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE



<p>REVISIONS:</p> <p>10/08/2020- ADDRESSED TITLE COMMITMENT NOTES.</p>	
 <p>McGRAY & McGRAY LAND SURVEYORS, INC. TBPELS SURVEY FIRM #10095500 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 (512) 451-8591</p>	
<p>PARCEL PLAT SHOWING 0.0077 AC. WATERLINE EASEMENT WILLIAMSON COUNTY, TEXAS R.O.W. C.S.J.: 0914-05-192</p>	
DATE: OCTOBER 2020	SCALE: N.T.S.

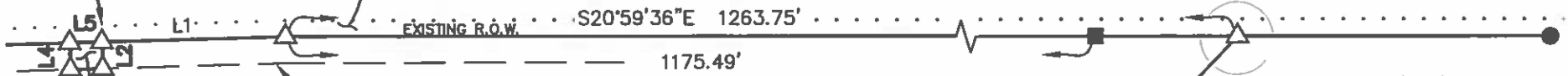


JOHN B. ROBINSON SURVEY
ABSTRACT NO. 521

P.O.B.
SURFACE COORDINATE
N: 10,204,040.54
E: 3,072,386.71

STATE OF TEXAS
VOL. 453, PG. 648
D.R.W.C.TX.
(0.935 AC.)

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)



WATERLINE
EASEMENT
0.0077 AC.
336 SQ. FT.

CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
DOC. NO. 2008055368
O.P.R.W.C.TX.
(1.9803 AC.)

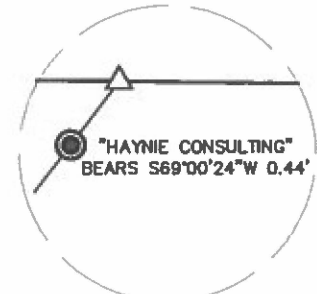
C. CRAIG CARLTON
AND CURTIS GRIFFIN
DOC. NO. 2019091158
O.P.R.W.C.TX.
(54.49 AC.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S22°35'34\"E	113.96'
L2	S67°26'12\"W	16.81'
L3	N22°39'16\"W	20.00'
L4	N67°26'12\"E	16.83'
L5	S22°35'34\"E	20.00'

GRADS, LLC
DOC. NO. 2017035960
O.P.R.W.C.TX.
(9.901 AC.)

SEE
DETAIL
LOT 3A
BLOCK 1

WHITING SUBDIVISION
A RESUBDIVISION OF
SAN GABRIEL RIDGE,
SECTION 2, LOT 1
DOC. NO. 2019011474
O.P.R.W.C.TX.
(9.89 AC.)



DETAIL
NOT TO SCALE

LEGEND

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- ◼ FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
- 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
- △ SURVEY PRIMARY CONTROL POINT
- (xxx) RECORD INFORMATION
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- +— DEED LINE (OWNERSHIP IN COMMON)

- |— DISTANCE NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
0.0077 AC.
WATERLINE EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

DATE: OCTOBER 2020

SCALE: 1"=100'

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT, FOR TITLE INSURANCE, GF. NO. 2011247-KFO, ISSUED BY, TITLE RESOURCES GUARANTY COMPANY EFFECTIVE DATE MARCH 11, 2020, ISSUED DATE MARCH, 19, 2020.

1. RESTRICTIVE COVENANTS: DOCUMENT NO. 2002087768, DOCUMENT NO. 2004071573, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SUBJECT TO.

10A. EASEMENT:
RECORDED: VOLUME 407, PAGE 544 AND VOLUME 408, PAGE 233, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: STATE OF TEXAS
PURPOSE: CHANNEL, DOES NOT AFFECT.

10B. EASEMENT:
RECORDED: VOLUME 594, PAGE 789, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: SOUTHWESTERN BELL TELEPHONE COMPANY
PURPOSE: TELECOMMUNICATION LINES AND SYSTEMS, DOES NOT AFFECT.

10C. EASEMENT:
RECORDED: VOLUME 964, PAGE 449, FURTHER AFFECTED BY VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: CHISHOLM TAIL WATER SUPPLY CORP., AS CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
PURPOSE: POTABLE WATER PIPELINE, DOES NOT AFFECT.

10D. EASEMENT:
RECORDED: DOCUMENT NO. 2007055695, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: ACCESS EASEMENT, DOES NOT AFFECT.

10E. EASEMENT:
RECORDED: DOCUMENT NO. 2007055701, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: WASTEWATER LINE AND APPURTENANCES FURTHER AFFECTED BY ASSIGNMENT OF EASEMENT TO LOWER COLORADO RIVER AUTHORITY IN DOCUMENT NO. 2007055703, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.

10F. EASEMENT:
RECORDED: DOCUMENT NO. 2007055702, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: WASTEWATER LINE AND APPURTENANCES FURTHER AFFECTED BY ASSIGNMENT OF EASEMENT TO LOWER COLORADO RIVER AUTHORITY IN DOCUMENT NO. 2007055703, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.

10G. EASEMENT:
RECORDED: DOCUMENT NO. 2008055388, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
PURPOSE: WATER LINE AND APPURTENANCES ABUTTS, DOES NOT AFFECT.

100. EASEMENT:
RECORDED: DOCUMENT NO. 2008091995, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: DRAINAGE EASEMENT AND RIGHT-OF-WAY DOES NOT AFFECTS.

10P. EASEMENT:
RECORDED: DOCUMENT NO. 2009085215, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 13
PURPOSE: DRAINAGE EASEMENT. DOES NOT AFFECT.

10Q. EASEMENT:
RECORDED: DOCUMENT NO. 2016009424, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY, TEXAS
PURPOSE: DRAINAGE EASEMENT, DOES NOT AFFECT.

10R. EASEMENT:
RECORDED: DOCUMENT NO. 2014011118, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: UTILITY, DOES NOT AFFECT.

10S. EASEMENT:
RECORDED: DOCUMENT NO. 2014011119, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: UTILITY, DOES NOT AFFECT.



McGRAY & McGRAY
LAND SURVEYORS, INC.

TBPELS FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
0.0077 AC.
WATERLINE EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

EXHIBIT “ _ ”

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 1 of 5
February 7, 2020
Revised October 8, 2020

**DESCRIPTION OF A
0.0247 OF ONE ACRE EASEMENT**

Description of a 0.0247 of one acre (1,078 square foot) easement out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion that tract described as 54.49 acres conveyed to C. Craig Carlton and Curtis Griffin by deed, as recorded in Document No. 2019091158, Official Public Records, Williamson County, Texas; said 0.0247 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at the southeast corner of this easement, being in the east line of said 54.49 acre Carlton tract, the west line of that tract described as 0.935 of one acre conveyed to the State of Texas by deed, as recorded in Volume 453, Page 648, Deed Records, Williamson County, Texas and in the existing west right-of-way line of U.S. Highway 183 (varying width), said POINT OF BEGINNING having coordinates of N=10,202,983.10 E=3,072,795.88, from which a TxDOT Type I monument found bears S20°59'36"E 155.56 feet, and also from which a 1/2" iron rod with "Haynie Consulting" cap found bears S20°59'36"E 243.82 feet to a point at the southeast corner of said 54.49 acre Carlton tract and the northeast corner of Lot 3A, Block 1, Whitewing Subdivision, a Resubdivision of San Gabriel Ridge, Section 2, Lot 1, a subdivision of record in Document No. 2019011474, Official Public Records, Williamson County, Texas, said Lot 3A conveyed to Grads, LLC by deed as recorded in Document No. 2017035960, Official Public Records, Williamson County, Texas, and S69°00'24"W 0.44 feet;

- 1) THENCE, with the south line of this easement, crossing said 54.49 acre Carlton tract, **S69°24'22"W 53.88 feet** to a point at the southwest corner of this easement;
- 2) THENCE, with the west line of this easement, crossing 54.49 acre Carlton tract, **N21°02'19"W 20.00 feet** to a point at the northwest corner of this easement;
- 3) THENCE, with the north line of this easement, crossing said 54.49 acre Carlton tract, **N69°24'08"E 53.89 feet** to a point at the northeast corner of this easement, being in the east line of said 54.49 acre Carlton tract, the west line of said 0.935 of one acre State of Texas tract and the existing west right-of-way line of U.S. Highway 183, from which a 1/2" iron rod found bears N20°59'36"W 62.60 feet;

EXHIBIT “ _ ”

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 2 of 5
February 7, 2020
Revised October 8, 2020

DESCRIPTION OF A
0.0247 OF ONE ACRE EASEMENT

4) THENCE, with the east line of this easement and said 54.49 acre Carlton tract, the west line of said 0.935 acre State of Texas tract and the existing west right-of-way line of U.S. Highway 183, S20°59'36"E 20.00 feet to the POINT OF BEGINNING and containing 0.0247 of one acre, or 1,078 square feet within these metes and bounds, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

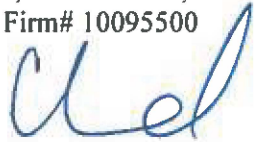
A parcel plat of even date was prepared in conjunction with this property description.

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

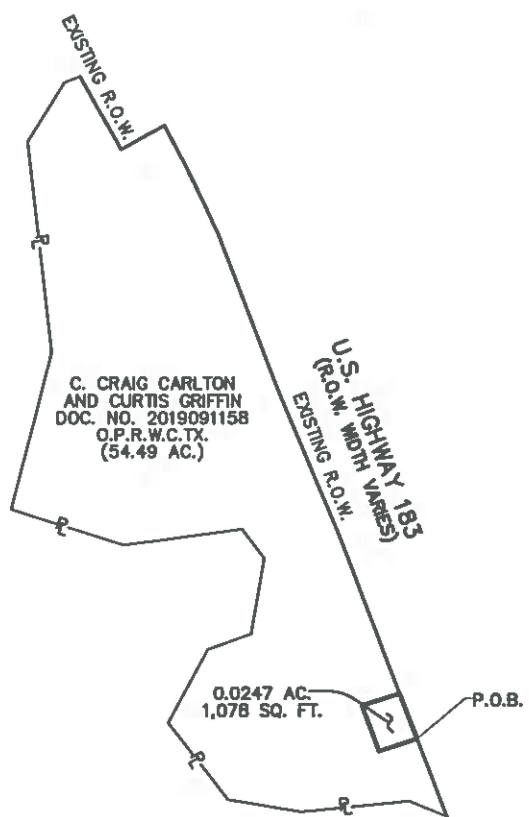
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of October, 2020 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
RTG-19-041-US 183A/Description/0.0247 Ac Esmt_REV01
Issued 02/07/2020, Revised 10/08/2020



- NOTES:**
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
 2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
 3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
 4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019, JULY 2019 AND JANUARY 2020.
 5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

REVISIONS:
 10/08/2020, ADDRESSED TITLE COMMITMENT

McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS FIRM #10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
 0.0247 AC.
 WATERLINE EASEMENT
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 0914-05-192

DATE: OCTOBER 2020 SCALE: N.T.S.

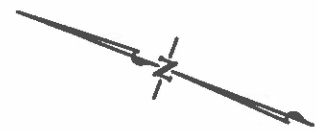
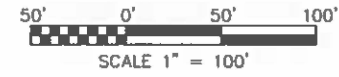
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

10/08/2020

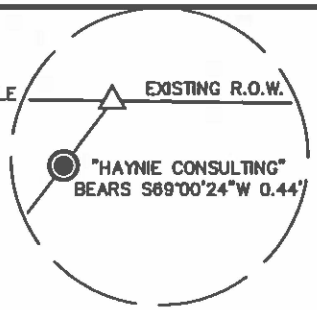
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE





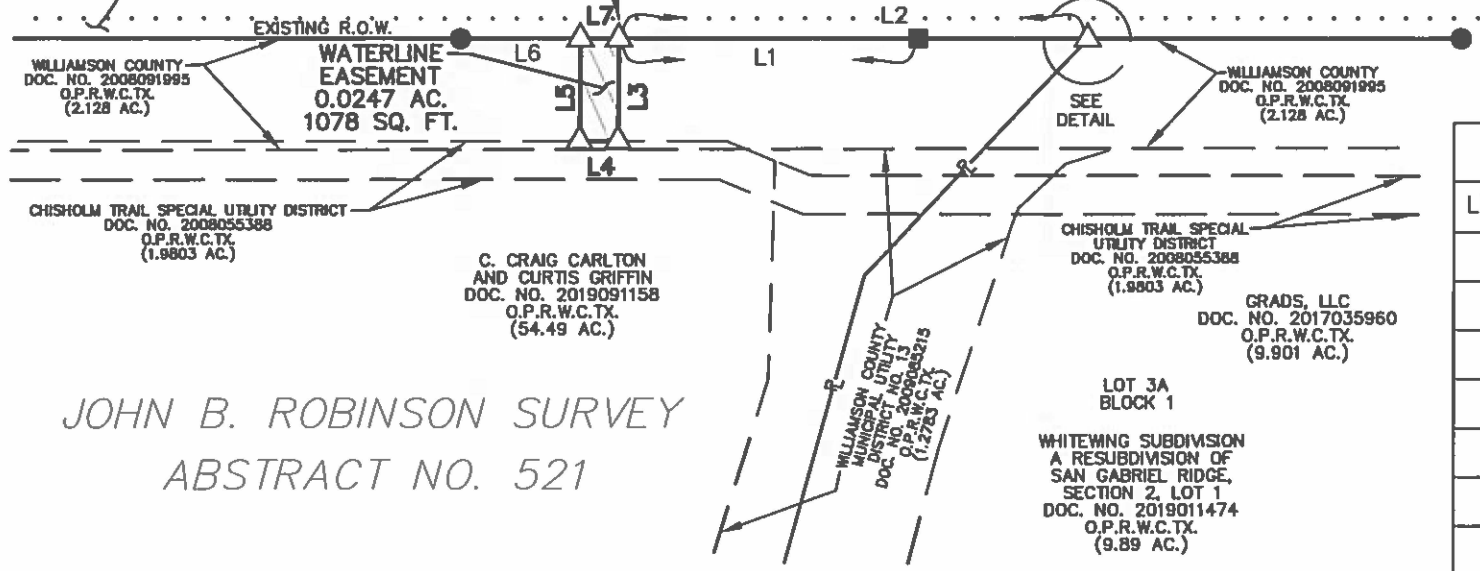
DETAIL
NOT TO SCALE



P.O.B.
SURFACE COORDINATE
N: 10,202,983.10
E: 3,072,795.88

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOL. 453, PG. 848
D.R.W.C.TX.
(0.935 AC.)




LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S20°59'36"E	155.56'
L2	S20°59'36"E	243.82'
L3	S69°24'22"W	53.88'
L4	N21°02'19"W	20.00'
L5	N69°24'08"E	53.89'
L6	N20°59'36"W	62.60'
L7	S20°59'36"E	20.00'

JOHN B. ROBINSON SURVEY
ABSTRACT NO. 521

LEGEND

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
- 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
- △ SURVEY PRIMARY CONTROL POINT
- (XXX) RECORD INFORMATION
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- +— DEED LINE (OWNERSHIP IN COMMON)
- ~— DISTANCE NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS


McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM #10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
0.0247 AC.
WATERLINE EASEMENT
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 0914-05-192

DATE: OCTOBER 2020 SCALE: 1"=100'

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT, FOR TITLE INSURANCE, CF. NO. 2011247-KFO, ISSUED BY, TITLE RESOURCES GUARANTY COMPANY EFFECTIVE DATE MARCH 11, 2020, ISSUED DATE MARCH, 19, 2020.

1. RESTRICTIVE COVENANTS: DOCUMENT NO. 2002087768, DOCUMENT NO. 2004071573, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SUBJECT TO.

10A. EASEMENT:
RECORDED: VOLUME 407, PAGE 544 AND VOLUME 408, PAGE 233, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: STATE OF TEXAS
PURPOSE: CHANNEL, DOES NOT AFFECT.

10B. EASEMENT:
RECORDED: VOLUME 594, PAGE 789, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: SOUTHWESTERN BELL TELEPHONE COMPANY
PURPOSE: TELECOMMUNICATION LINES AND SYSTEMS, DOES NOT AFFECT.

10C. EASEMENT:
RECORDED: VOLUME 964, PAGE 449, FURTHER AFFECTED BY VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: CHISHOLM TAIL WATER SUPPLY CORP., AS CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
PURPOSE: POTABLE WATER PIPELINE, DOES NOT AFFECT.

10D. EASEMENT:
RECORDED: DOCUMENT NO. 2007055695, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: ACCESS EASEMENT, DOES NOT AFFECT.

10E. EASEMENT:
RECORDED: DOCUMENT NO. 2007055701, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: WASTEWATER LINE AND APPURTENANCES FURTHER AFFECTED BY ASSIGNMENT OF EASEMENT TO LOWER COLORADO RIVER AUTHORITY IN DOCUMENT NO. 2007055703, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.

10F. EASEMENT:
RECORDED: DOCUMENT NO. 2007055702, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: WASTEWATER LINE AND APPURTENANCES FURTHER AFFECTED BY ASSIGNMENT OF EASEMENT TO LOWER COLORADO RIVER AUTHORITY IN DOCUMENT NO. 2007055703, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.

10G. EASEMENT:
RECORDED: DOCUMENT NO. 2008055388, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
PURPOSE: WATER LINE AND APPURTENANCES ABUTTS, DOES NOT AFFECT.

10O. EASEMENT:
RECORDED: DOCUMENT NO. 2008091995, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 13
PURPOSE: DRAINAGE EASEMENT AND RIGHT-OF-WAY AFFECTS AS SHOWN.

10P. EASEMENT:
RECORDED: DOCUMENT NO. 2009085215, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 13
PURPOSE: DRAINAGE EASEMENT. DOES NOT AFFECT.

10Q. EASEMENT:
RECORDED: DOCUMENT NO. 2016009424, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: WILLIAMSON COUNTY, TEXAS
PURPOSE: DRAINAGE EASEMENT, DOES NOT AFFECT.

10R. EASEMENT:
RECORDED: DOCUMENT NO. 2014011118, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: UTILITY, DOES NOT AFFECT.

10S. EASEMENT:
RECORDED: DOCUMENT NO. 2014011119, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
PURPOSE: UTILITY, DOES NOT AFFECT.



McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
0.0247 AC.
WATERLINE EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192