

**STATE OF TEXAS** §  
**COUNTY OF WILLIAMSON** §

1. For the consideration agreed to be paid by the County to Grantor, which is set forth in Paragraph 2 below, the Grantor grants to the County the right of entry and exclusive possession and use of the Property for the purpose of constructing a roadway, driveway, utility adjustments and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use, together with Grantor's other covenants under this Agreement, the County agrees to construct driveway facilities upon the District's remainder tract of land in accordance with and under the terms and conditions of the Development Agreement and Temporary Construction Easement being executed simultaneously with the parties execution of this PUA ("County's Construction Obligations"). The Grantor agrees that the consideration provided, being the County's Construction Obligations as provided for in this Agreement, the Development Agreement, and Temporary Construction Easement represents adequate and full compensation for the Grantee's possession and use of the Property. The County will be entitled to take possession and use of the Property upon recording of this document in the Real Property Records of Williamson County.
3. The effective date of this Agreement will be the date on which the last party executes the Agreement (the "Effective Date").

4. Based upon Grantor's review of the information as presented, the Property comprises a portion of that certain 50 acres of land, more or less conveyed to Taylor Independent School District on September 14, 1989, more particularly described in that certain deed recorded in Volume 1821, Page 469, Official Records of Williamson County, Texas, and Grantor warrants and represents, to the best of Grantor's knowledge, that by, through, or under Grantor but not otherwise, the title to the Property is free and clear of all mortgage liens and encumbrances except as noted below in 4. a., b., and c., if any. Grantor further warrants that no other person or corporation owns an interest in the fee title to the Property. This conveyance is made by Grantor and accepted by the County subject to the following:
  - a. visible and apparent easements not appearing of record;
  - b. any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and
  - c. easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) that affect the Property and are presently of record in the Official Public Records of the county in which the Property is located, but only to the extent that said items are still valid and in force and effect at this time.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property is equal to the consideration herein described.
6. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds both prior and subsequent to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as agreed upon by the parties in paragraph 2. above and as further evidenced by and set forth in the Development Agreement and Temporary Construction Easement described in paragraph 2. above.
7. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Project without delay and to allow the Grantor to avoid proceeding to condemnation litigation at the current time and to allow the parties to proceed with the finalization of the Development Agreement and Temporary Construction Easement as herein provided.
8. Upon the County's satisfactory completion of the County's Construction Obligations of driveway facilities on the Grantor's remainder tract, and the Grantor's acceptance of same, the Grantor will execute a deed to convey the Property to the County in the form attached hereto as Exhibit C. Grantee shall be responsible for all costs of the closing and conveyance of the Property.
9. The Grantor reserves all of the oil, gas, Sulphur and other minerals, in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. The extraction of oil, gas and minerals may not affect the geological stability of the surface.

10. To the extent allowed by law, the Grantee will indemnify, defend and hold Grantor harmless against any and all claims for personal injury of third parties and damages to the property of third parties that are caused by the County's use of the Property, provided Grantor promptly notifies the County of any such claim and provides the County with the opportunity to defend against such claims. The foregoing indemnity shall not include any amounts payable as a result of the use or possession of the Property by Grantor or pursuant to settlements that have not been approved in advance by the County. The County will and shall be responsible for the safety of all their employees, contractors, consultants, invitees, and agents who enter onto the Property at the direction of the County.
11. This Agreement shall continue to remain in effect until the County acquires title to the Property as set forth herein under paragraph 8.
12. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
13. It is agreed the County will record this document.
14. Other conditions: NONE.

At no time during the possession of the Property by Grantee for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

**[SIGNATURE PAGE TO FOLLOW]**

GRANTOR:

TAYLOR INDEPENDENT SCHOOL DISTRICT

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

Printed Name: Anita Volek

Title: President of the Board of Trustees

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS           §**  
**COUNTY OF WILLIAMSON       §**

BEFORE ME, a Notary Public, on this day personally appeared Anita Volek, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Taylor Independent School District; that she was authorized to execute such instrument pursuant to Resolution of the Board of Trustees adopted on \_\_\_\_\_, 2016; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2016.

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

COUNTY:

WILLIAMSON COUNTY, TEXAS

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

Dan A. Gattis  
County Judge

**ACKNOWLEDGMENT**

**STATE OF TEXAS  
COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2016  
by Dan A. Gattis, County Judge of Williamson County, Texas, in the capacity and for the  
purposes and consideration recited herein.

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

EXHIBIT A

County: Williamson  
Parcel No.: 2  
Highway: Williamson County Events Center Access Road  
Limits: From: F. M. 397 (Carlos G. Parker Blvd.)  
To: F. M. 1431 (Chandler Road)

DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 1.525 ACRE (66,410 SQ. FT.) PARCEL OF LAND, LOCATED IN THE W. J. BAKER SURVEY, ABSTRACT 65, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 50.01 ACRE TRACT OF LAND AS DEDICATED ~~IN A DEED TO TAYLOR INDEPENDENT SCHOOL DISTRICT, RECORDED~~ IN DOCUMENT NUMBER ~~202033288~~ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 1.525 ACRE (66,410 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*as described in*  
**COMMENCING** at a 5/8-inch iron rod found 165.26 feet left of engineer's centerline station Bill Pickett Trail (E.C.S.) 33+03.46, on the north line of the said 50.01 acre tract, same being the southeast corner of a called 137.565 acre tract as dedicated to William B. Bohls and Stephen F. Bohls, Tract Two and recorded in document number 1999080705 O.P.R.W.C.TX., same being the southwest corner of a called 39.863 acre tract as dedicated to William County, Texas in document number 2014081582;

**THENCE**, N 67°58'34" E with the line of said 39.863 acre tract, and the north line of said 50.01 acre tract a distance of 123.28 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet left of E.C.S. 32+48.50, same point being on the proposed south right-of-way line of Bill Pickett Trail, for the **POINT OF BEGINNING** (Grid = N:10194903.75, E:3209853.95) of the parcel described herein;

1) **THENCE**, N 67°58'34" E south with the common line of said 50.01 acre tract and said 39.863 acre tract, a distance of 151.29 feet, to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set, 60.00 feet right of E.C.S. 31+57.37;

2) **THENCE**, S 62°12'07" E over and across said 50.01 acre tract with the proposed north right-of-way line of Bill Pickett Trail, a distance of 433.13 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet right of E.C.S. 27+24.24, same point being on the west line of a remainder of a called 135.00 acre tract as described in a deed to Williamson County Park Foundation, Inc., in document number 2001039326, same point being on the east line of said 50.00 acre tract, from which three 1-inch iron pipes found bears N67°58'34"E a distance of 280.34 feet, and N21°52'00"W a distance of 1.25 feet;

3) **THENCE**, S 21°52'00" E with the common line of said 135.00 acre remainder tract and said 50.01 acre tract a distance of 185.40 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet left of E.C.S. 25+82.92, same point being on the proposed south right-of-way line of Bill Pickett Trail;

**THENCE**, over and across said 50.01 acre tract, the following two (2) courses and distances numbered 4 through 5:

4) N 62°12'07" W, a distance of 592.52 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 60.00 feet left of E.C.S. 31+75.44, for the beginning of a curve,



- 5) Being a curve to the right, an arc distance of 79.70 feet, through a central angle of 06°20'33", having a radius of 720.00 feet, and a chord that bears N 59°01'50" W, a distance of 79.66 feet to the **POINT OF BEGINNING**, and containing 1.525 acres (66,410 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

§  
§  
§

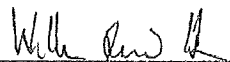
KNOW ALL MEN BY THESE PRESENTS:

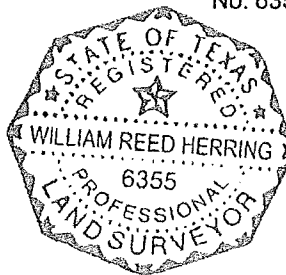
COUNTY OF TRAVIS

That I, William Reed Herring, 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 2<sup>nd</sup> day of November, 2015.

SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

  
\_\_\_\_\_  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas



# LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L1       | N67°58'34"E | 123.28'  |
| L2       | N21°52'00"W | 1.25'    |

# CURVE TABLE

| NO. | DELTA     | RADIUS  | LENGTH | CHORD  | CHORD BEARING |
|-----|-----------|---------|--------|--------|---------------|
| C1  | 06°20'33" | 720.00' | 79.70' | 79.66' | N59°01'50"W   |

**P.O.B.**  
**GRID COORDINATES**  
 E=3209853.95  
 N=10194903.75  
 E.C.S. 32°48.50  
 60.00' LT

WILLIAM B. BOHLS AND  
 STEPHEN F. BOHLS  
 TRACT TWO  
 CALLED 137.565 ACRES  
 DOC. NO. 1999080705  
 O.P.R. W.C. TX.

# LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP  
 STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- NOT TO SCALE
- DEED RECORDS OF  
 WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF  
 WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF  
 WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

# NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVDS88 TEXAS STATE PLANE COORDINATE SYSTEM. CENTERLINE AND ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- BILL PICKETT TRAIL ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM K. FRIESE SCHEMATIC RECEIVED BY SAM, LLC. IN SEPTEMBER, 2015.

\* COMBINED ACREAGE CALCULATED BY SAM, LLC.

W. J. BAKER SURVEY,  
 ABSTRACT 65

WILLIAMSON COUNTY, TEXAS  
 CALLED 39.863 ACRES  
 DOC. NO. 2014081582  
 O.P.R. W.C. TX.

SEE  
 "A"

GRAPHIC SCALE  
 SCALE: 1" = 100'  
 WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY  
 PARK FOUNDATION, INC  
 REMAINDER OF A.  
 CALLED 135.00 ACRES  
 DOC. NO. 2001039326  
 O.P.R. W.C. TX.

TAYLOR INDEPENDENT  
 SCHOOL DISTRICT  
 CALLED 50.01 ACRES  
 DOC. NO. 2002032288  
 O.P.R. W.C. TX.

BILL PICKETT TRAIL  
 ENGINEER'S CENTERLINE CURVE DATA  
 PI STATION 34+16.07  
 DELTA 40°22'10" (RT)  
 DEGREE OF CURVE 6°40'52"  
 TANGENT 242.02  
 LENGTH 455.02  
 RADIUS 660.00  
 PC STATION 34+17.54  
 PT STATION 36+40.46

E.C.S. 24  
 27°24' 24  
 60.00' RT

PROPOSED ROW LINE  
 562°12'07"E 433.13'  
 30+00 120' R.O.W.

PROPOSED ROW LINE  
 562°12'07"W 592.52'

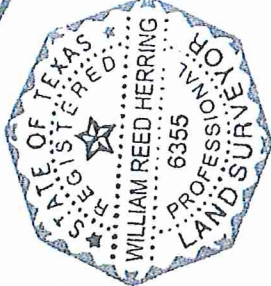
DETAIL "A"

P.O.R.  
 3-1" IPF

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

WILLIAM REED HERRING  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6355, STATE OF TEXAS

DATE  
 11/2/2015



TIME: 9:27:50 AM  
 DATE: 11/5/2015  
 FILE: J:\1015035272\100\Survey\02Base\Parcel\Parcel 2-1.dgn

EXISTING 50.01 AC. ACQUIRE 1.525 AC. REMAINING 48.485 AC. LEFT

PAGE 3 OF 3  
 REF. FIELD NOTE NO. 21873

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 TAYLOR INDEPENDENT  
 SCHOOL DISTRICT  
 PARCEL 2  
 1.525 AC. (66,410 SQ. FT.)



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 FAX: (512) 526-3029  
 Texas Pm Registration No. 10065-000



EXHIBIT B

County: Williamson  
Parcel No.: 3  
Highway: Williamson County Events Center Access Road  
Limits: From: F. M. 397 (Carlos G. Parker Blvd.)  
To: F. M. 1431 (Chandler Road)

DESCRIPTION FOR PARCEL 3

DESCRIPTION OF A 1.065 ACRE (46,387 SQ. FT.) PARCEL OF LAND, LOCATED IN THE W. J. BAKER SURVEY, ABSTRACT 65, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 50.01 ACRE TRACT OF LAND AS DEDICATED ~~IN A DEED TO TAYLOR INDEPENDENT SCHOOL DISTRICT~~, AS DESCRIBED IN DOCUMENT NUMBER 2002033288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 1.065 ACRE (46,387 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8-inch iron rod found, 165.26 feet left of Bill Pickett Trail engineer's centerline station (E.C.S.) 33+03.46, on the north line of said 50.01 acre tract, same being the southeast corner of a called 137.565 acre tract as dedicated in a deed to William B. Bohls and Stephen F. Bohls, Tract Two and recorded in document number 1999080705, O.P.R.W.C.TX., same being the southwest corner of a called 39.863 acre tract as dedicated in a deed to Williamson County, Texas in document number 2014081582, O.P.R.W.C.TX.;

**THENCE**, N 67°58'34" E with the south line of said 39.863 acre tract, and the north line of said 50.01 acre tract a distance of 274.57 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet left of E.C.S. 31+57.37, same point being on the proposed north right-of-way line of Bill Pickett Trail, for the **POINT OF BEGINNING** (Grid = N:10194960.47, E:3209994.18) of the parcel described herein;

1) **THENCE**, N 67°58'34" E with the common line of said 39.863 acre tract and said 50.01 acre tract, a distance of 280.34 feet, to a calculated point, said point being the northwest corner of a remainder of a called 135.00 acre remainder tract as dedicated in a deed Williamson County Park Foundation, Inc., described in document number 2001039326, O.P.R.W.C.TX., same point being the northeast corner of said 50.01 acre tract, same point being in the south line of said 39.863 acre tract, from which three 1-inch iron pipes found bears N 21°52'00" W, at a distance of 1.25 feet for a **POINT OF REFERENCE**;

2) **THENCE**, S 21°52'00" E with the common line of said 135.00 acre remainder tract and said 50.01 acre tract a distance of 330.93 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet right of E.C.S. 27+24.24, same point being on the proposed north right-of-way line of Bill Pickett Trail;

- 3) **THENCE**, N 62°12'07" W, over and across said 50.01 acre tract, with the proposed north right-of-way line, a distance of 433.13 feet to the **POINT OF BEGINNING**, and containing 1.065 acres (46,387 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

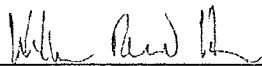
§

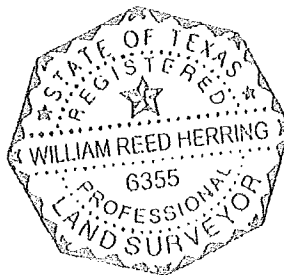
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That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2<sup>nd</sup> day of November, 2015.

SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

  
\_\_\_\_\_  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas



DETAIL "A"

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L1       | N21°52'00"W | 1.25'    |

P.O.B.  
3-1.1PF

WILLIAMSON COUNTY, TEXAS  
CALLED 39.863 ACRES  
DOC. NO. 2014081582  
O.P.R.W.C.TX.

P.O.B. COORDINATES  
E=3209994.18  
N=1019460.47  
E.C.S. 31°57.37  
60.00' RT

SEE  
"A"

DETAIL

GRAPHIC SCALE  
SCALE: 1" = 100'

WILLIAMSON COUNTY,  
TEXAS

WILLIAMSON COUNTY  
PARK FOUNDATION, INC.  
REMAINDER OF A  
CALLED 135.00 ACRES  
DOC. NO. 2001039326  
O.P.R.W.C.TX.

NOT TO SCALE

WILLIAM B. BOHLS AND  
STEPHEN F. BOHLS  
TRACT TWO  
CALLED 137.565 ACRES  
DOC. NO. 1999080705  
O.P.R.W.C.TX.

P.O.B. COORDINATES  
E=3209994.18  
N=1019460.47  
E.C.S. 31°57.37  
60.00' RT

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- P.O.B.
- P.O.C.
- P.O.R.
- P.C.
- P.T.
- P.L.
- N.T.S.
- DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

TAYLOR INDEPENDENT  
SCHOOL DISTRICT  
CALLED 50.01 ACRES  
DOC. NO. 200203288  
O.P.R.W.C.TX.

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

*William Reed Herring*  
WILLIAM REED HERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6355, STATE OF TEXAS

11/2/2015  
DATE

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE  
PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE  
SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE  
ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID  
AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR.  
PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT,  
THAT ARE NOT SHOWN.
3. BILL PICKETT TRAIL ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM  
K. PRIESE SCHEMATIC RECEIVED BY SAM, LLC. IN SEPTEMBER, 2015.
- \* COMBINED ACREAGE CALCULATED BY SAM, LLC.

TIME: 9:36:16 AM  
DATE: 11/5/2015  
FILE: J:\1015035272\100\Survey\02Base\Parcel\PARCEL 3-1.dgn

EXISTING 50.01 AC. ACQUIRE 1.065 AC. REMAINING 48.945 AC. LEFT

PAGE 3 OF 3  
REF. FIELD NOTE NO. 21874



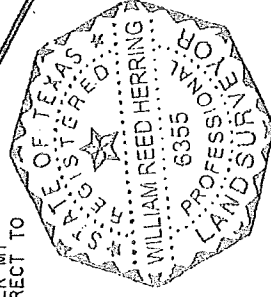
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 526-5029  
Texas Firm Registration No. 10064006

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TAYLOR INDEPENDENT  
SCHOOL DISTRICT  
PARCEL 3  
1.065 AC. (46,387 SQ. FT.)

BILL PICKETT TRAIL  
ENGINEER'S CENTERLINE CURVE DATA  
P1 STATION - 3+48.07  
DELTA - 40°22'10" (RT)  
DEGREE OF CURVE - 8°40'52"  
TANGENT - 242.02  
LENGTH - 465.00  
RADIUS - 660.00  
PC STATION - 3+75.44  
PT STATION - 36+40.46

PROPOSED ROW LINE  
N62°12'07"W 433.13'  
BILL PICKETT TRAIL  
30+00 120+00  
R.O.W.

PROPOSED ROW LINE  
E.C.S. 27°24'24"  
60.00' RT



# EXHIBIT C

**SPECIAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

Date: \_\_\_\_\_, 2016

Grantor: BOARD OF TRUSTEES OF THE TAYLOR INDEPENDENT SCHOOL DISTRICT

Grantor's Mailing Address: 3101 N. Main Street, Suite 104  
Taylor, Texas 76574

Grantee: Williamson County, Texas

Grantee's Mailing Address (including County): \_\_\_\_\_  
\_\_\_\_\_

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including improvements): The real property, surface and all improvements thereto, being described on Exhibits A and B attached hereto.

Reservations from and Exceptions to Conveyance:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any Williamson County water or utility district; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor does hereby except and reserve unto Grantor, Grantor's successors and assigns all of the oil, gas, and other minerals owned by Grantor, together with the following rights appurtenant thereto: (i) the right to lease Grantor's interest in the minerals; (ii) the right to receive bonus payments; (iii) the right to receive delay rentals; and (iv) the right to receive royalty. If the mineral estate is subject to existing production or an existing lease, then this reservation shall include the



production, the lease, and all benefits therefrom. This reservation also includes any and all future and reversionary interests in the oil, gas, and other minerals that Grantor is currently entitled to, and/or those that may be otherwise associated with Grantor's interest(s) in the mineral estate in, on, and under the Property. Notwithstanding the above, Grantor and Grantor's successors and assigns hereby waive and convey unto Grantee, Grantee's heirs, successors, and assigns the surface rights associated with mineral interest(s) reserved herein, including the rights of ingress and egress over the surface of the Property for mining, drilling, exploring, operating, and developing the surface of the Property for oil, gas, and other minerals and for removing them from the Property. Grantor and Grantor's successors and assigns agree that all future oil, gas, and mineral leases executed by them shall specifically prohibit any use of the surface of the Property. However, Grantor's waiver of surface rights herein shall not be construed as a waiver of the right of Grantor, Grantor's successors assigns, and lessees to explore, develop, or produce the mineral estate herein reserved with wells with surface locations on lands other than the subject Property, including, but not limited to, directional and/or horizontal wells that travel beneath the subject Property, or by pooling its oil, gas, and mineral interests with lands adjoining the Property in accordance with the laws and regulations of the State of Texas.

THE PROPERTY IS SOLD AND CONVEYED TO AND ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT THE SALES PRICE REFLECTS SUCH CONDITION. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE SALE OF THE PROPERTY IS WITHOUT ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION, AGREEMENT, STATEMENT OR EXPRESSION OF OPINION (OR LACK THEREOF) OF OR WITH RESPECT TO: (I) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (II) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (III) ANY CONDITIONS RELATING TO OR ARISING FROM ANY ARCHEOLOGICAL OR HISTORIC SITE, CEMETERY, BURIAL GROUND, ENDANGERED SPECIES HABITAT, OR OTHER SUCH CONDITION WHICH MAY AFFECT THE PROPERTY; (IV) AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION OR COMPOSITION OF THE PROPERTY; (V) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (IV) ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES BY GRANTOR WHATSOEVER. GRANTEE HAS MADE ITS OWN PHYSICAL INSPECTION OF THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF THE PROPERTY FOR GRANTEE'S INTENDED USE. GRANTOR MAKES NO EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES AS TO THE NATURE OR QUANTITY OF THE INTERESTS THEY OWN IN ANY OIL, GAS AND OTHER MINERALS. AFTER CLOSING, AS BETWEEN GRANTEE AND GRANTOR, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM

EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF GRANTEE, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA"), THE RESOURCE CONSERVATION AND RECOVERY ACT ("RCRA"), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. **GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVES.** GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF GRANTOR AND IN THE NAME OF GRANTOR, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs, beneficiaries, successors and assigns forever; and it does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their heirs, beneficiaries, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

BOARD OF TRUSTEES OF THE  
TAYLOR INDEPENDENT SCHOOL DISTRICT

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

Anita Volek, President, Board of Trustees

THE STATE OF TEXAS                   §  
   §     ACKNOWLEDGMENT  
COUNTY OF WILLIAMSON           §

BEFORE ME, a Notary Public, on this day personally appeared Anita Volek, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Taylor Independent School District; that she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on \_\_\_\_\_, 2016; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

Return to Grantee's Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



EXHIBIT A

County: Williamson  
Parcel No.: 2  
Highway: Williamson County Events Center Access Road  
Limits: From: F. M. 397 (Carlos G. Parker Blvd.)  
To: F. M. 1431 (Chandler Road)

DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 1.525 ACRE (66,410 SQ. FT.) PARCEL OF LAND, LOCATED IN THE W. J. BAKER SURVEY, ABSTRACT 65, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 50.01 ACRE TRACT OF LAND AS DEDICATED ~~IN A DEED TO~~ TAYLOR INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NUMBER ~~202033288~~ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 1.525 ACRE (66,410 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 165.26 feet left of engineer's centerline station Bill Pickett Trail (E.C.S.) 33+03.46, on the north line of the said 50.01 acre tract, same being the southeast corner of a called 137.565 acre tract as dedicated to William B. Bohls and Stephen F. Bohls, Tract Two and recorded in document number 1999080705 O.P.R.W.C.TX., same being the southwest corner of a called 39.863 acre tract as dedicated to William County, Texas in document number 2014081582;

THENCE, N 67°58'34" E with the line of said 39.863 acre tract, and the north line of said 50.01 acre tract a distance of 123.28 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet left of E.C.S. 32+48.50, same point being on the proposed south right-of-way line of Bill Pickett Trail, for the **POINT OF BEGINNING** (Grid = N:10194903.75, E:3209853.95) of the parcel described herein;

1) THENCE, N 67°58'34" E south with the common line of said 50.01 acre tract and said 39.863 acre tract, a distance of 151.29 feet, to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set, 60.00 feet right of E.C.S. 31+57.37;

2) THENCE, S 62°12'07" E over and across said 50.01 acre tract with the proposed north right-of-way line of Bill Pickett Trail, a distance of 433.13 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet right of E.C.S. 27+24.24, same point being on the west line of a remainder of a called 135.00 acre tract as described in a deed to Williamson County Park Foundation, Inc., in document number 2001039326, same point being on the east line of said 50.00 acre tract, from which three 1-inch iron pipes found bears N67°58'34"E a distance of 280.34 feet, and N21°52'00"W a distance of 1.25 feet;

3) THENCE, S 21°52'00" E with the common line of said 135.00 acre remainder tract and said 50.01 acre tract a distance of 185.40 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet left of E.C.S. 25+82.92, same point being on the proposed south right-of-way line of Bill Pickett Trail;

THENCE, over and across said 50.01 acre tract, the following two (2) courses and distances numbered 4 through 5:

4) N 62°12'07" W, a distance of 592.52 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 60.00 feet left of E.C.S. 31+75.44, for the beginning of a curve,

- 3) **THENCE**, N 62°12'07" W, over and across said 50.01 acre tract, with the proposed north right-of-way line, a distance of 433.13 feet to the **POINT OF BEGINNING**, and containing 1.065 acres (46,387 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

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§  
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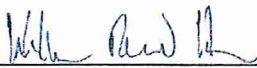
KNOW ALL MEN BY THESE PRESENTS:

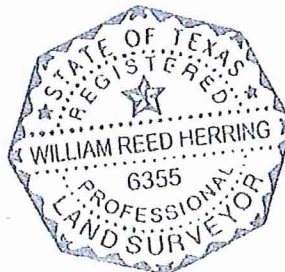
COUNTY OF TRAVIS

That I, William Reed Herring, 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 2<sup>nd</sup> day of November, 2015.

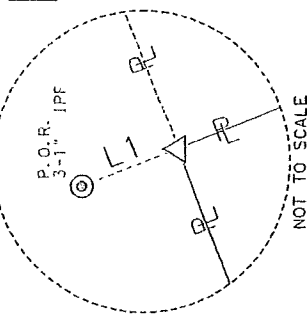
SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

  
\_\_\_\_\_  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas





DETAIL "A"



| LINE NO. | BEARING        | DISTANCE |
|----------|----------------|----------|
| L1       | N21° 52' 00" W | 1.25'    |

W. J. BAKER SURVEY,  
ABSTRACT 65



WILLIAMSON COUNTY, TEXAS  
PARK FOUNDATION, INC.  
REMAINDER OF A  
CALLED 135.00 ACRES  
DOC. NO. 2001039326  
O.P.R.W.C.TX.

WILLIAMSON COUNTY, TEXAS  
CALLED 39.863 ACRES  
DOC. NO. 2014081582  
O.P.R.W.C.TX.

WILLIAMSON COUNTY, TEXAS  
CALLED 137.565 ACRES  
DOC. NO. 1999080705  
O.P.R.W.C.TX.

P.O.B. COORDINATES  
E-3209394.18  
N-10194860.47  
E.C.S. 31° 57' 37"  
60.00' RT

WILLIAMSON COUNTY  
PARK FOUNDATION, INC.  
REMAINDER OF A  
CALLED 135.00 ACRES  
DOC. NO. 2001039326  
O.P.R.W.C.TX.

BILL PICKETT TRAIL  
ENGINEER'S CENTERLINE CURVE DATA  
PI STATION  
DELTA  
DEGREE OF CURVE  
TANGENT  
LENGTH  
RADIUS  
PC STATION  
PT STATION

PROPOSED ROW LINE  
N62° 12' 07" W 433.13'  
BILL PICKETT TRAIL  
30.700 120' R.O.W.

LEGEND  
CONCRETE MONUMENT FOUND  
TYPE II CONCRETE MONUMENT FOUND  
1/2" PIPE FOUND UNLESS NOTED  
1/2" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY ROW"  
1/2" IRON ROD FOUND UNLESS NOTED  
FENCE POST FOUND UNLESS NOTED  
CALCULATED POINT  
PROPERTY LINE

RECORD INFORMATION  
P.O.B.  
POINT OF BEGINNING  
P.O.C.  
POINT OF COMMENCING  
P.O.R.  
POINT OF REFERENCE  
P.C.  
POINT OF CURVATURE  
P.T.  
POINT OF TANGENCY  
P.I.  
POINT OF INTERSECTION  
NOT TO SCALE  
DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
DISTANCE NOT TO SCALE  
DEED LINE (COMMON OWNERSHIP)

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

WILLIAM REED HERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6355, STATE OF TEXAS

11/2/2015  
DATE

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAV88 TEXAS STATE  
PLANE COORDINATE SYSTEM. ALL DISTANCES SHOWN ARE  
SURFACE AND MAY BE CONVERTED TO GRID BY THE FOLLOWING  
ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID  
AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR.  
PROJECT UNITS ARE IN U.S. SURVEY FEET.

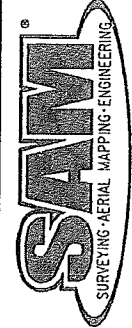
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT.  
THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED,  
THAT ARE NOT SHOWN.

3. BILL PICKETT TRAIL ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM  
K. FRIESE SCHEMATIC RECEIVED BY SAM, LLC. IN SEPTEMBER, 2015.

\* COMBINED ACREAGE CALCULATED BY SAM, LLC.

TIME: 9:36:16 AM  
DATE: 11/5/2015  
FILE: J:\1015035272\100\Survey\02Base\Parcel\Parcel 3.1.dgn

EXISTING 50.01 AC. ACQUIRE 1.065 AC. REMAINING 48.945 AC. LEFT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0375  
Fax: (512) 326-3029  
Total Firm Registration No. 10084500

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TAYLOR INDEPENDENT  
SCHOOL DISTRICT  
PARCEL 3  
1.065 AC. (46,387 SQ. FT.)

PAGE 3 OF 3  
REF. FIELD NOTE NO. 21874

EXHIBIT B

**County:** Williamson  
**Parcel No.:** 3  
**Highway:** Williamson County Events Center Access Road  
**Limits:** From: F. M. 397 (Carlos G. Parker Blvd.)  
To: F. M. 1431 (Chandler Road)

DESCRIPTION FOR PARCEL 3

DESCRIPTION OF A 1.065 ACRE (46,387 SQ. FT.) PARCEL OF LAND, LOCATED IN THE W. J. BAKER SURVEY, ABSTRACT 65, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 50.01 ACRE TRACT OF LAND AS DEDICATED ~~IN A DEED TO~~ TAYLOR INDEPENDENT SCHOOL DISTRICT, AS DESCRIBED IN DOCUMENT NUMBER 2002033288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 1.065 ACRE (46,387 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8-inch iron rod found, 165.26 feet left of Bill Pickett Trail engineer's centerline station (E.C.S.) 33+03.46, on the north line of said 50.01 acre tract, same being the southeast corner of a called 137.565 acre tract as dedicated in a deed to William B. Bohls and Stephen F. Bohls, Tract Two and recorded in document number 1999080705, O.P.R.W.C.TX., same being the southwest corner of a called 39.863 acre tract as dedicated in a deed to Williamson County, Texas in document number 2014081582, O.P.R.W.C.TX.;

**THENCE**, N 67°58'34" E with the south line of said 39.863 acre tract, and the north line of said 50.01 acre tract a distance of 274.57 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet left of E.C.S. 31+57.37, same point being on the proposed north right-of-way line of Bill Pickett Trail, for the **POINT OF BEGINNING** (Grid = N:10194960.47, E:3209994.18) of the parcel described herein;

1) **THENCE**, N 67°58'34" E with the common line of said 39.863 acre tract and said 50.01 acre tract, a distance of 280.34 feet, to a calculated point, said point being the northwest corner of a remainder of a called 135.00 acre remainder tract as dedicated in a deed Williamson County Park Foundation, Inc., described in document number 2001039326, O.P.R.W.C.TX., same point being the northeast corner of said 50.01 acre tract, same point being in the south line of said 39.863 acre tract, from which three 1-inch iron pipes found bears N 21°52'00" W, at a distance of 1.25 feet for a **POINT OF REFERENCE**;

2) **THENCE**, S 21°52'00" E with the common line of said 135.00 acre remainder tract and said 50.01 acre tract a distance of 330.93 feet to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 60.00 feet right of E.C.S. 27+24.24, same point being on the proposed north right-of-way line of Bill Pickett Trail;

- 3) **THENCE**, N 62°12'07" W, over and across said 50.01 acre tract, with the proposed north right-of-way line, a distance of 433.13 feet to the **POINT OF BEGINNING**, and containing 1.065 acres (46,387 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

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§  
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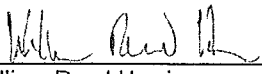
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

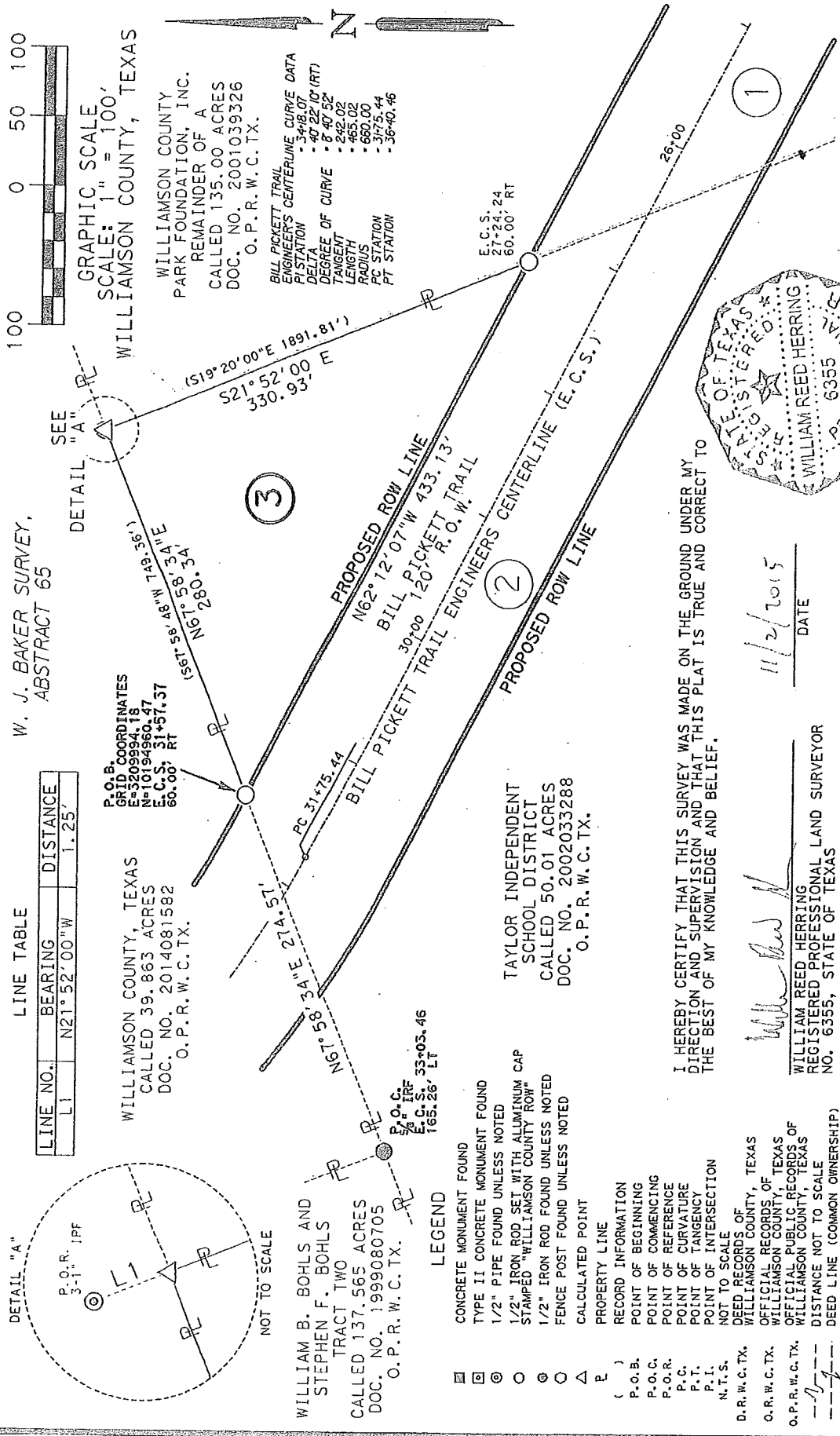
That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2<sup>nd</sup> day of November, 2015.

SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

  
\_\_\_\_\_  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas





| LINE TABLE |                |          |
|------------|----------------|----------|
| LINE NO.   | BEARING        | DISTANCE |
| L1         | N21° 52' 00" W | 1.25'    |

LINE TABLE

W. J. BAKER SURVEY,  
ABSTRACT 65

GRAPHIC SCALE  
SCALE: 1" = 100'

WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY  
PARK FOUNDATION, INC.  
REMAINDER OF A  
CALLED 135.00 ACRES  
DOC. NO. 2001039326  
O.P.R.W.C.TX.

|                                  |
|----------------------------------|
| BILL PICKETT TRAIL               |
| ENGINEER'S CENTERLINE CURVE DATA |
| PI STATION                       |
| DELTA                            |
| DEGREE OF CURVE                  |
| TANGENT                          |
| LENGTH                           |
| RADIUS                           |
| PC STATION                       |
| PT STATION                       |

P.O.B.  
GRID COORDINATES  
E=3209994.18  
N=10194960.47  
E.C.S. 31+57.37  
60.00' RT

WILLIAMSON COUNTY, TEXAS  
CALLED 39.863 ACRES  
DOC. NO. 2014081582  
O.P.R.W.C.TX.

WILLIAM B. BOHLS AND  
STEPHEN F. BOHLS  
TRACT TWO  
CALLED 137.565 ACRES  
DOC. NO. 1999080705  
O.P.R.W.C. TX.

TRACT TWO  
CALLED 137.565 ACRES  
DOC. NO. 1999080705  
O.P.R.W.C. TX. 6

Q. REF. 55-05,46  
P. 165, 26, II

CONCRETE MONUMENT FOUND  
TYPE II CONCRETE MONUMENT FOUND  
1/2" PIPE FOUND UNLESS NOTED  
IRON ROD SET WITH ALUMINUM  
STAMPED "WILLIAMSON COUNTY ROW"  
IRON ROD FOUND UNLESS NOTED  
FENCE POST FOUND UNLESS NOTED  
EVALUATED POINT

TAYLOR INDEPENDENT  
SCHOOL DISTRICT  
CALLED 50.01 ACRES  
DOC. NO. 2002033288  
O.P.R.W.C. TX.

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

WILLIAM REED HERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6355, STATE OF TEXAS

11/2/2015

WILLIAM REED HERRING  
6355  
PROFESSIONAL  
LAND SURVEYOR

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM. HORIZONTAL ONCE ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. BILL PICKETT TRAIL ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM K. FRIESE SCHEMATIC RECEIVED BY SAM, LLC. IN SEPTEMBER, 2015.

\*\* COMBINED ACREAGE CALCULATED BY SAM, LLC.

TIME:9:36:16 AM  
DATE:11/5/2015

FILE:J:\101503

FILE:J:\1015035272\100\Survey\02Base\Parcel\PARCEL 3-1.dgn

|          |           |         |           |
|----------|-----------|---------|-----------|
| EXISTING | 50.01 AC. | ACQUIRE | 1.065 AC. |
|----------|-----------|---------|-----------|

| EXISTING | 50.01 AC. | ACQUIRE | 1.065 AC. | REMAINING | 48.945 AC. | LEFT |
|----------|-----------|---------|-----------|-----------|------------|------|
|          |           |         |           |           |            |      |

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
512) 447-0575  
Fax: (512) 326-3029  
Texas Farm Registration No. 10645300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TAYLOR INDEPENDENT  
SCHOOL DISTRICT  
PARCEL 3

1.065 AC. (46.387 SQ. FT.)