

THE STATE OF TEXAS                 &  
COUNTY OF WILLIAMSON          &

WHEREAS, Williamson County, Texas is authorized to purchase and receive land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed Southwest Seward Junction Bypass (the "Project"); and,

WHEREAS, the undersigned Grantor desires to donate the hereinafter described Property to Williamson County, Texas as a charitable contribution under applicable federal income tax statutes and regulations for use as a dedicated public street and for public utilities; and

That HoganWyatt, LP, a Texas limited partnership, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Granted, Donated, Dedicated and Conveyed and by these presents do Grant, Donate, Dedicate and Convey unto Williamson County, Texas all those certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, for use as a dedicated public street and for public utilities, being more particularly described as follows (the "Property"):

1

#### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; all presently recorded restriction, reservation, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements; and all of the restriction, reservations and other provisions set out in the deed.

The following restrictive covenants (the "Restrictions") are hereby imposed on the Property, will run with the land comprising the Property, and will be binding upon Grantee and its successors and assigns and benefit and be enforceable by Grantor and all future owners of the Grantor's remaining property, being the remainder of the approximate 106 acre tract of land identified in Exhibit "D" attached hereto and incorporated herein by reference (the "Remainder Property"): (1) the Property may be used, improved and maintained solely for public right of way purposes and for the construction, maintenance, improvement and usage of roadway facilities, utility facilities, drainage facilities and the facilities Grantee is allowed to install and maintain pursuant to the reservations set out in this deed; (2) Pedestrian access, vehicular access, and driveway locations and spacing along the Loop Road to be dictated by current criteria set forth by the governing agency at the time of development review and/or platting.

If Grantee breaches any of the Restriction or takes any action which is inconsistent with the rights reserved to Grantor pursuant to the Restrictions, then, in addition to any other rights which Grantor may have, at law or in equity, Grantor and all future owners of the Remainder Property (collectively, the "Owners") will have the equitable remedies of mandamus and specific performance, it being acknowledged that the performance of the Restrictions constitutes a portion of the consideration for the conveyance of the Property and that a failure by Grantee in the performance of its obligations under the Restrictions could not be adequately compensated in money damages alone. Therefore, the Owners will have the express right to obtain a writ of mandamus against Grantee requiring Grantee to perform its obligations under the Restrictions. Further, if the Owners (or any one or more of them) institute legal proceedings as a result of Grantee's failure to comply with the Restrictions, the prevailing party in the proceedings will be entitled to recover its reasonable and necessary attorney's fees.

For purposes of this deed, the term "Reverted Property" means and includes all of the Property should Grantee fail to receive a bid for construction of the first phase of the road improvements in the dedicated right of way known as the Southwest Seward Junction Bypass within thirty-six (36) months from the date of this agreement. If all or any portion of the Property becomes Reverted Property pursuant to the provisions set out in the foregoing sentence, then such Reverted Property will, at the option and election of the Owners, revert to and vest in the Owners and the Owners will



be entitled to take immediate possession of the Reverted Property and record in the Official Public Records of Williamson County, Texas, an instrument confirming that title to the Reverted Property has reverted to the Owners. Until and unless such instrument is so recorded, the Owners will be deemed not to have elected to exercise their right of reverted hereunder. After recordation of the required instrument in the Official Public Records of Williamson County, Texas, the Owners will have title to the Reverted Property and the right to re-take possession of the Reverted Property free and clear of any claims whatsoever of Grantee, its successors and assigns, without the need of any court action. Grantee agrees, upon demand, to execute acknowledge and deliver to Owners any and all instruments requested by Owners to confirm or evidence the reversion of the Reverted Property to Owners; provided, however, that Grantee will have 30 days to notify Owners if Grantee contests Owners' rights to exercise the right of reverter. If Grantee fails to contest Owners' rights and fails to execute, acknowledge and deliver any such instruments within 30 days following written demand by the Owners, then the Owners will have the right, in addition to any other remedies they may have to execute, acknowledge and deliver such requested instruments as Grantee's agent and attorney in fact, and Grantee hereby irrevocably names, constitutes and appoints the Owners as Grantee's proper and legal agents and attorneys-in-fact for such purpose. The power of attorney granted hereunder is and will be coupled with an interest. The foregoing notwithstanding, the Owner's title to the Reverted Property in the event of reversion will be subject to easements for any utilities previously constructed within the Reverted Property.

Grantor reserves all of the oil, gas, sulfur and other minerals, in and under the land herein conveyed but waives all right of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same, provided, however, that operations for exploration or recovery of any such minerals and water shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of roadways, dams and other infrastructure improvements, but shall not be used or exported from the Property for any other purpose.

Grantee agrees to pay all agricultural roll-back taxes on the Property, if any.

Grantor donates the Property in an "as is" condition with no representations made or implied as to the quality, fitness, or condition of the Property by Grantor. Grantee is receiving the Property based solely on their inspection and is not relying on any representations made by Grantor. No

Grantor to Grantee. Grantor warrants only title to the Property as set forth in this Deed.

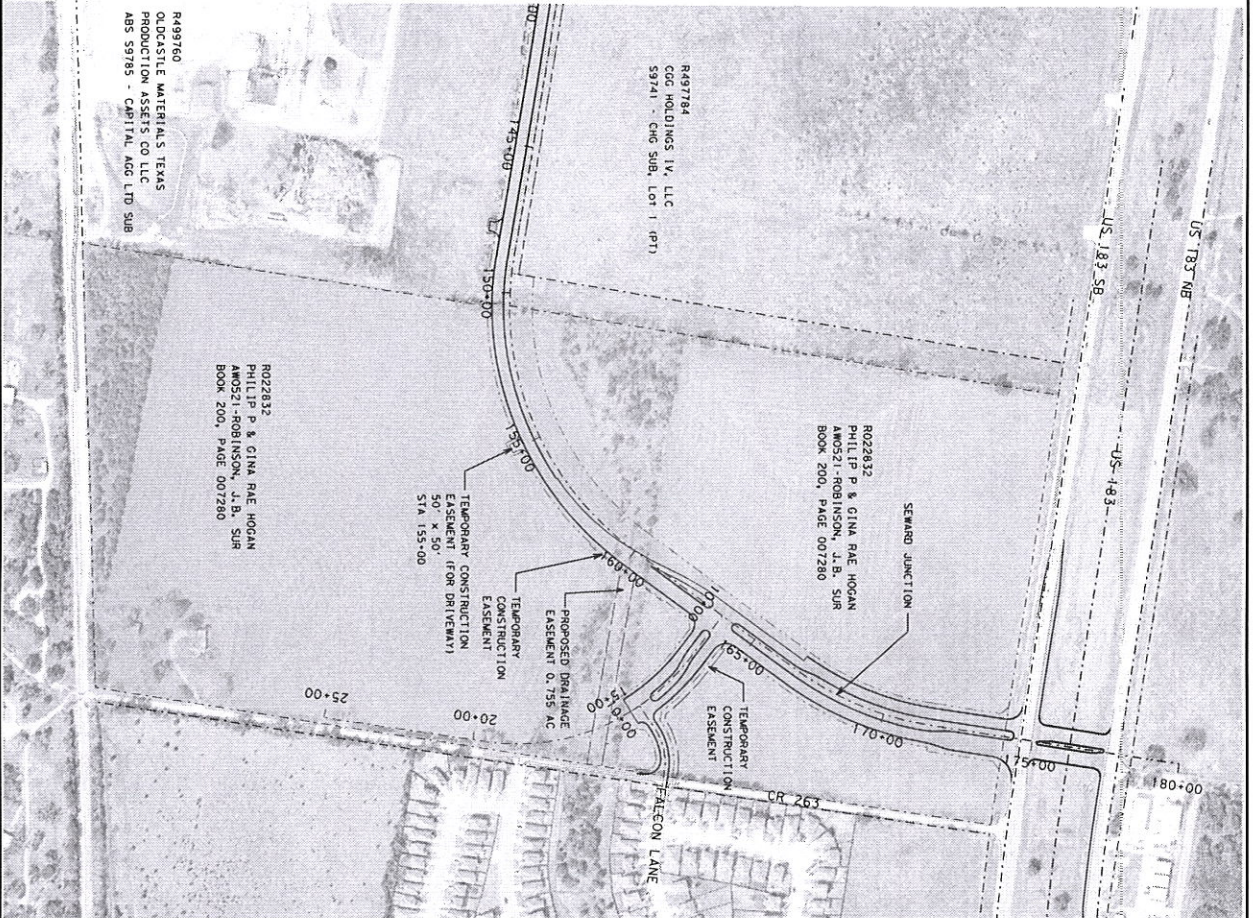
INWITNESS WHEREOF, this instrument is executed on this 9th day of December 2016, 2016.

By: Philip Hogan  
Philip Hogan, President

Sathy Knapp Pierce  
Notary Public in and for the State of Texas







# EXHIBIT A

PRELIMINARY-  
SUBJECT TO CHANGE

WILLIAMSON  
COUNTY

EASEMENT EXHIBIT

96,904 ACRES

9,802 ACRES

PROPOSED R.O.W.

PROPOSED EASEMENT

0 200 400

North Arrow

**K-RIESE**  
+ ASSOCIATES

1020 E. Spring St. Suite 100  
Austin, TX 78704  
Tel: 512.336.7800  
Fax: 512.336.7801  
www.k-riese.com



## EXHIBIT D

**County:** Williamson  
**Parcel No.:** 2  
**Highway:** Seward Junction Southwest  
**Limits:** From: S.H. 29  
To: C.R. 263

### DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 9.802 ACRE (426,977 SQ. FT.) PARCEL OF LAND, LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 117.15 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO PHILIP HOGAN AND WIFE, GINA RAE HOGAN, RECORDED IN DOCUMENT NO. 2000007280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 9.802 ACRE (426,977 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 96.19 feet right of Seward Junction Southwest (SJS) Engineer's Centerline Station (E.C.S.) 150+29.80, on the north line of said remainder of a called 117.15 acre tract, same being the south line of Lot 2, Block A, Capitol Aggregates, Ltd. Subdivision, a subdivision of record in Document No. 2008080708, O.P.R.W.C.TX., described as a called 171.664 acre tract of land in deed to Oldcastle Materials Texas Production Assets Company, LLC, and recorded in Document No. 2014042997, O.P.R.W.C.TX., from which a 1/2-inch iron rod found bears S 20°17'17" E, a distance of 13.64 feet;

**THENCE** N 69°16'09" E, with the common line of said remainder of a called 117.15 acre tract and said 171.664 acre tract, a distance of 21.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 150+32.58, on the proposed southwest right-of-way line of Seward Junction Southwest, a variable width right-of-way, for the **POINT OF BEGINNING** (Grid Coordinates= N:10206858.00, E:3068048.00) and the northwest corner of the parcel described herein;

1) **THENCE** N 69°16'09" E, departing the proposed southwest right-of-way line of said Seward Junction Southwest, continuing with the common line of said remainder of a called 117.15 acre tract and said 171.664 acre tract, passing at a distance of 75.83 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet left of SJS E.C.S. 150+43.35 on the proposed northeast right-of-way line of said Seward Junction Southwest, and continuing with said proposed northeast right-of-way line for a total distance of 151.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 150+55.89, said point being the beginning of a curve to the left, for the most northerly northeast corner of the parcel described herein,

**THENCE** departing the common line of said remainder of a called 117.15 acre tract and said 171.664 acre tract, with the proposed northeast right-of-way line of said Seward Junction Southwest, over and across said remainder of a called 117.15 acre tract, the following five (5) courses and distances numbered 2-6:

- 2) With said curve to the left, an arc distance of 855.82 feet, through a central angle of 53°00'38", having a radius of 925.00 feet, and a chord that bears S 56°44'16" E, a distance of 825.62 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 159+81.10,

- 3) S 83°14'35" E, a distance of 693.60 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 166+74.70, said point being the beginning of a curve to the left,
  - 4) With said curve to the left, an arc distance of 449.48 feet, through a central angle of 27°50'28", having a radius of 925.00 feet, and a chord that bears N 82°50'11" E, a distance of 445.07 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 171+60.61,
  - 5) N 68°54'57" E, a distance of 220.94 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 173+81.55, and
  - 6) N 23°54'57" E, a distance of 35.38 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 100.02 feet left of SJS E.C.S. 174+06.57, on the existing west right-of-way line of U.S. Highway 183 (US 183), a variable width right-of-way, as conveyed to the State of Texas and recorded in Document No. 2010036026, O.P.R.W.C.TX., same being the east line of said remainder of a called 117.15 acre tract, for the most easterly northeast corner of the parcel described herein;
- 7) **THENCE** S 21°02'37" E, departing the proposed northeast right-of-way line of said Seward Junction Southwest, with the existing west right-of-way line of said US 183 and the east line of said remainder of a called 117.15 acre tract, a distance of 211.99 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 111.97 feet right of SJS E.C.S. 174+06.42, on the proposed southwest right-of-way line of said Seward Junction Southwest, for the most easterly southeast corner of the parcel described herein;

**THENCE** departing the existing west right-of-way line of said US 183, with the proposed southwest right-of-way line of said Seward Junction Southwest, over and across said remainder of a called 117.15 acre tract, the following twelve (12) courses and distances numbered 8-19:

- 8) N 66°05'03" W, a distance of 35.32 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 87.00 feet right of SJS E.C.S. 173+81.45,
- 9) S 68°54'57" W, a distance of 220.83 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 87.00 feet right of SJS E.C.S. 171+60.61,
- 10) N 21°05'03" W, a distance of 12.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 171+60.61, said point being the beginning of a curve to the right,
- 11) With said curve to the right, an arc distance of 522.36 feet, through a central angle of 27°50'28", having a radius of 1,075.00 feet, and a chord that bears S 82°50'11" W, a distance of 517.24 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 166+74.70,
- 12) N 83°14'35" W, a distance of 223.89 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 164+50.81,
- 13) S 51°45'25" W, a distance of 35.36 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 100.00 feet right of SJS E.C.S. 164+25.81,



- 14) S 06°45'25" W, a distance of 79.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 179.04 feet right of SJS E.C.S. 164+25.81, said point being the beginning of a curve to the right,
- 15) With said curve to the right, an arc distance of 206.90 feet, through a central angle of 15°06'06", having a radius of 785.00 feet, and a chord that bears S 14°18'28" W, a distance of 206.30 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 383.56 feet right of SJS E.C.S. 163+98.70,
- 16) S 20°48'42" E, a distance of 29.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 409.32 feet right of SJS E.C.S. 164+12.15,
- 17) S 64°12'42" E, a distance of 7.60 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 411.80 feet right of SJS E.C.S. 164+19.34, said point being the beginning of a curve to the right,
- 18) With said curve to the right, an arc distance of 175.30 feet, through a central angle of 42°44'22", having a radius of 235.00 feet, and a chord that bears S 42°50'31" E, a distance of 171.26 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 522.80 feet right of SJS E.C.S. 165+49.76, and
- 19) S 21°28'20" E, a distance of 16.33 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 537.18 feet right of SJS E.C.S. 165+57.48, on the existing north right-of-way line of County Road 263, a variable width right-of-way, no record information found, same being the south line of said remainder of a called 117.15 acre tract, for the most southerly southeast corner of the parcel described herein;
- 20) **THENCE** S 68°41'04" W, departing the proposed southwest right-of-way line of said Seward Junction Southwest, with the existing north right-of-way line of said County Road 263 and the south line of said remainder of a called 117.15 acre tract, a distance of 123.49 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 595.30 feet right of SJS E.C.S. 164+48.52, on the proposed southwest right-of-way line of said Seward Junction Southwest, for the southwest corner of the parcel described herein, from which a 1/2-inch iron rod found on the existing north right-of-way line of said County Road 263 for the southwest corner of said remainder of a called 117.15 acre tract bears S 68°41'04" W, a distance of 1,006.50 feet to a calculated point, and S 69°02'59" W, a distance of 813.62 feet;

**THENCE** departing the existing north right-of-way line of said County Road 263, with the proposed southwest right-of-way line of said Seward Junction Southwest, over and across said remainder of a called 117.15 acre tract, the following thirteen (13) courses and distances numbered 21-33:

- 21) N 21°18'56" W, a distance of 7.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 588.74 feet right of SJS E.C.S. 164+45.02,
- 22) N 60°03'31" E, a distance of 32.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 569.19 feet right of SJS E.C.S. 164+71.25, said point being the beginning of a curve to the left,
- 23) With said curve to the left, an arc distance of 53.72 feet, through a central angle of 93°16'34", having a radius of 33.00 feet, and a chord that bears N 13°25'14" E, a distance of 47.98 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 521.53 feet right of SJS E.C.S. 164+76.82, said point being the beginning of a curve to the left,



- 24) With said curve to the left, an arc distance of 94.67 feet, through a central angle of  $30^{\circ}59'39''$ , having a radius of 175.00 feet, and a chord that bears  $N 48^{\circ}42'53'' W$ , a distance of 93.52 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 468.52 feet right of SJS E.C.S. 163+99.77,
- 25)  $N 64^{\circ}12'42'' W$ , a distance of 7.31 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 466.14 feet right of SJS E.C.S. 163+92.86,
- 26)  $S 72^{\circ}06'31'' W$ , a distance of 28.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 478.20 feet right of SJS E.C.S. 163+66.57, said point being the beginning of a curve to the right,
- 27) With said curve to the right, an arc distance of 119.49 feet, through a central angle of  $08^{\circ}43'16''$ , having a radius of 785.00 feet, and a chord that bears  $S 33^{\circ}31'09'' W$ , a distance of 119.37 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 584.78 feet right of SJS E.C.S. 163+12.82,
- 28)  $N 20^{\circ}05'08'' W$ , a distance of 146.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 453.66 feet right of SJS E.C.S. 162+46.46, said point being the beginning of a curve to the left,
- 29) With said curve to the left, having an arc distance of 283.09 feet, through a central angle of  $24^{\circ}23'26''$ , having a radius of 665.00 feet, and a chord that bears  $N 18^{\circ}57'09'' E$ , a distance of 280.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 179.04 feet right of SJS E.C.S. 163+05.81,
- 30)  $N 06^{\circ}45'25'' E$ , a distance of 79.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 100.00 feet right of SJS E.C.S. 163+05.81,
- 31)  $N 38^{\circ}14'35'' W$ , a distance of 35.36 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 162+80.81,
- 32)  $N 83^{\circ}14'35'' W$ , a distance of 299.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 159+81.10, said point being the beginning of a curve to the right, and

33) With said curve to the right, an arc distance of 1,019.66 feet, through a central angle of 54°20'46", having a radius of 1,075.00 feet, and a chord that bears N 56°04'11" W, a distance of 981.86 feet to the **POINT OF BEGINNING**, and containing 9.802 acres (426,977 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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§  
§

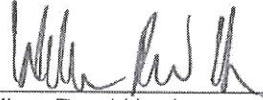
KNOW ALL MEN BY THESE PRESENTS:

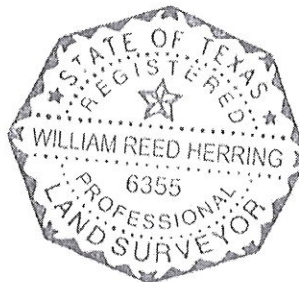
COUNTY OF TRAVIS

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 15<sup>th</sup> day of September, 2016.

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





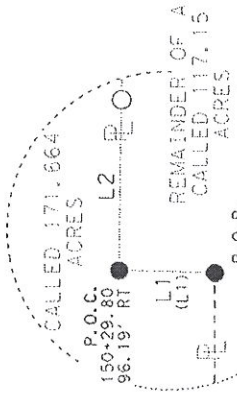
OLDCASTLE MATERIALS TEXAS PRODUCTION  
ASSETS COMPANY, LLC  
CALLED 171.664 ACRES  
DOC. NO. 2014042997  
O.P.R.W.C.TX.

CAPITOL AGGREGATES,  
LTD. SUBDIVISION  
LOT 2, BLOCK A  
DOC. NO. 2008080708  
O.P.R.W.C.TX.

P.O.B. COORDINATES  
N=1020688.00  
E=3068048.00  
150+32.56  
75+00 RT

SEE  
DETAIL "A"

(N70°55'02"E 1,338.67')



DETAIL "A"  
NOT TO SCALE

JOHN B. ROBINSON 521  
SURVEY, ABSTRACT 521

ENGINEER'S CENTERLINE  
CURVE DATA

P1 STG 154+96.20  
N = 10,207,680.86  
E = 3,068,635.16  
Δ = 62°39'35" (LT)  
D = 05+43.46"  
L1 = 1,093.62'  
L2 = 608.72'  
R = 1,000.00'  
PC STG 148+87.48  
PT STG 159+81.10

CHG SUBDIVISION  
LOT 1  
DOC. NO. 2008065392  
O.P.R.W.C.TX.



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10084300



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



PHILIP HOGAN AND WIFE,  
GINA RAE HOGAN  
REMAINDER OF A  
CALLED 117.15 ACRES  
DOC. NO. 200007280  
O.P.R.W.C.TX.

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 3/4" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- COTTON SPINDLE SET
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- 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)

PROPOSED ROW LINE

SEWARD JUNCTION SOUTHWEST  
(VARIABLE WIDTH RIGHT-OF-WAY)

ENGINEER'S  
CENTERLINE

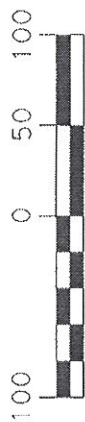
PROPOSED ROW LINE

MATCH LINE PAGE 7

FILE: \\saminc\apps\PROJECTS\1015035736\100\Survey\02Base V8\P1015035736.dgn  
EXISTING \*106.552 AC. ACQUIRE 9.802 AC. REMAINING 33.257 AC 187763.93 AC RIGHT

PAGE 6 OF 11  
REF. FIELD NOTE NO. 30898\_R11

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PHILIP HOGAN AND WIFE  
GINA RAE HOGAN  
PARCEL 2  
9.802 AC. (426,977 SQ. FT.)



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

PROPOSED ROW LINE

ENGINEER'S CENTERLINE

PROPOSED ROW LINE

ENGINEER'S CENTERLINE

CURVE DATA  
PI STG 154+86.20  
N = 10,207,680.86  
E = 3,068,635.16  
Δ = 62°39'35" (LT)  
D = 05°43'46"  
L = 1,093.62'  
T = 608.72'  
R = 1,000.00'  
PC STG 148+87.48  
PT STG 159+81.10

JOHN B. ROBINSON  
SURVEY, ABSTRACT 521

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ COTTON SPINDLE SET
- △ CALCULATED POINT
- ⊠ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. 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)

PHILIP HOGAN AND WIFE,  
GINA RAE HOGAN  
REMAINDER OF A  
CALLED 117.15 ACRES  
DOC. NO. 2000007280  
O.P.R.W.C.TX.

MATCH LINE PAGE 9

FILE: \\samine\aus\PROJECTS\1015035736\100\Survey\02Base V8\Plots\Parcel\_2.dgn  
REF. FIELD NOTE NO. 30898-R1  
PAGE 7 OF 11

EXISTING \* 106.552 AC. ACQUIRE 9.802 AC. REMAINING 33.231 AC. LEFT 63.493 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 526-3029  
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PHILIP HOGAN AND WIFE  
GINA RAE HOGAN  
PARCEL 2  
9.802 AC. (426,977 SQ. FT.)



WATCH LINE PAGE 7

FILE: \\nsaminc\gus\PROJECTS\1015035736\100\Survey\02Base V8\Plats\NORcel 23.dgn REF: FIELD NOTE NO. 30693-RT PAGE 8 OF 11

EXISTING	*106,552 AC.	ACQUIRE	9,802 AC.	REMAINING	35,257 AC.	571/63,495 AC. 81/81
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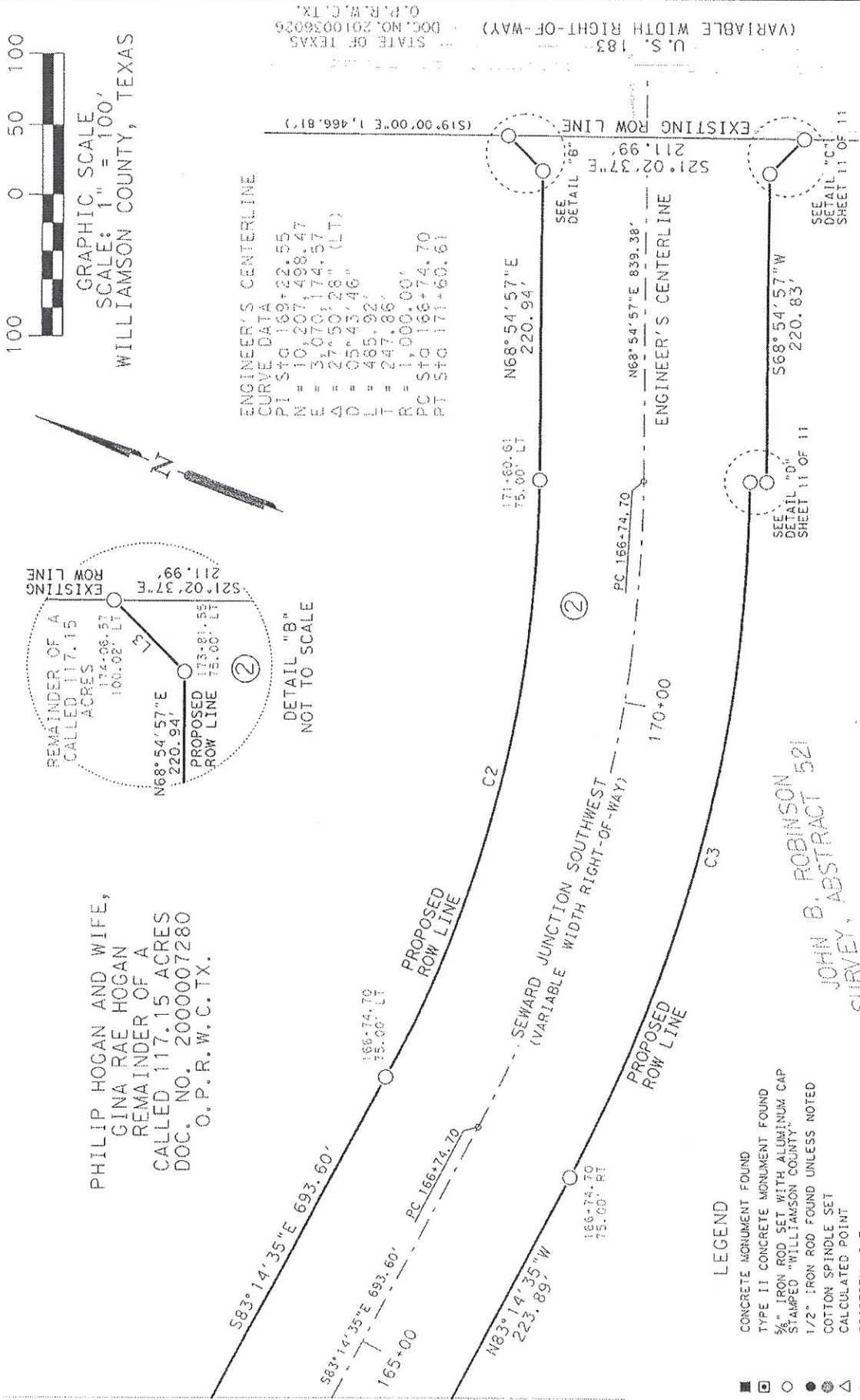
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PHILIP HOGAN AND WIFE  
GINA RAE HOGAN  
PARCEL 2  
02 AC. (426.977 SQ. FT.)

9.802 AC. (426, 977 SO. F.T.)

LEGEND

CONCRETE MONUMENT FOUND  
TYPE II CONCRETE MONUMENT FOUND  
5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED WILLIAMSON COUNTY--  
1/2" IRON ROD FOUND UNLESS NOTED  
COTTON SPINDLE SET  
CALCULATED POINT  
PROPERTY LINE

( )  
 RECORD INFORMATION  
 POINT OF BEGINNING  
 P.O.B.  
 POINT OF COMMENCING  
 P.O.C.  
 POINT OF REFERENCE  
 P.O.R.  
 NOT TO SCALE  
 N.T.S.  
 DEED RECORDS OF  
 WILLIAMSON COUNTY, TEXAS  
 D.R.W.C.TX.  
 OFFICIAL RECORDS OF  
 WILLIAMSON COUNTY, TEXAS  
 O.R.W.C.TX.  
 OFFICIAL PUBLIC RECORDS OF  
 WILLIAMSON COUNTY, TEXAS  
 D.P.R.W.C.TX.  
 DISTANCE NOT TO SCALE  
 DEED LINE (COMMON OWNERSHIP)  
 1



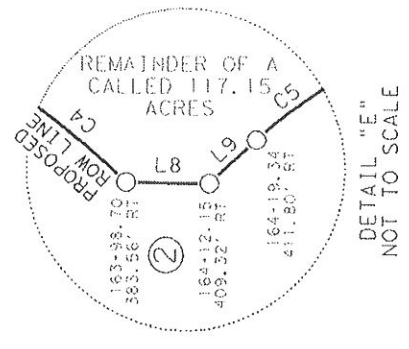
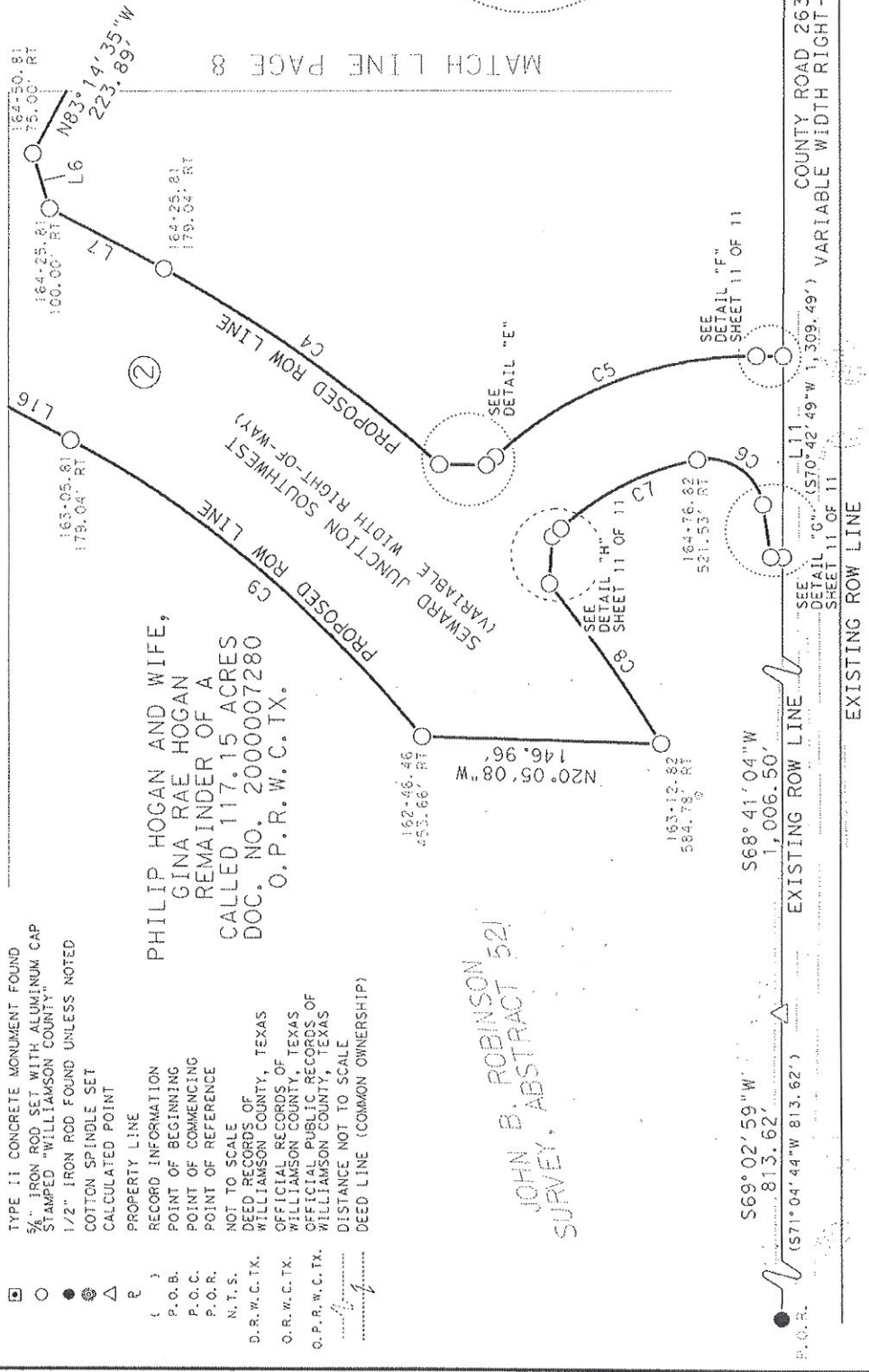
# LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 3/4" IRON ROD SET WITH ALUMINUM CAP
- STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- COTTON SPINDLE SET
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

PHILIP HOGAN AND WIFE,  
GINA RAE HOGAN  
REMAINDER OF A  
CALLED 117.15 ACRES  
DOC. NO. 2000007280  
O.P.R.W.C.TX.

JOHN B. ROBINSON  
SURVEY, ABSTRACT 521

MATCH LINE PAGE 7



WILLIAMSON COUNTY, TEXAS



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78755  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PHILIP HOGAN AND WIFE  
GINA RAE HOGAN  
PARCEL 2  
9.802 AC. (426,977 SQ. FT.)

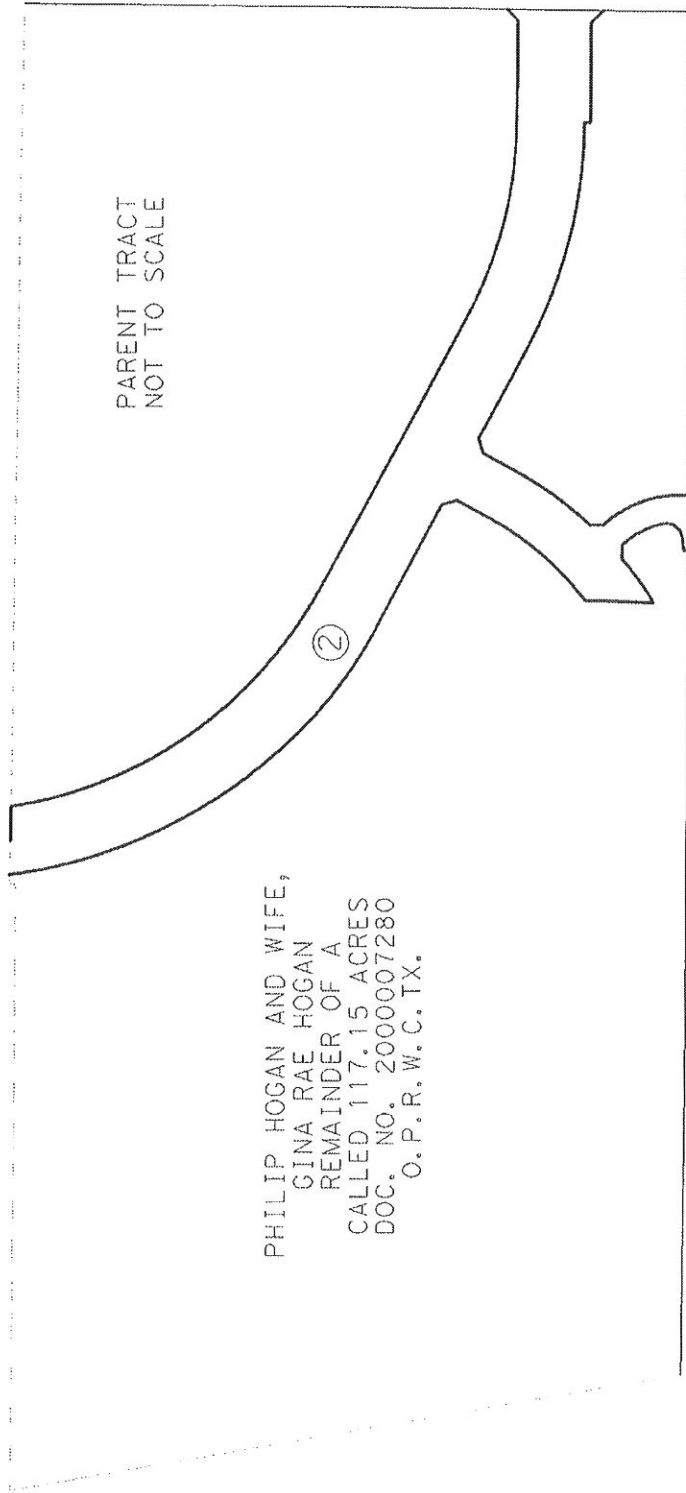
FILE: \\saming\aus\PROJECTS\1015035736\100\Survey\02Base v8\Plot\Parcel2-4.dgn  
EXISTING #106.552 AC. ACQUIRE 9.802 AC. REMAINING 33.257 AC. LPT763.493 AC. RIGHT

PAGE 9 OF 11  
REF. FIELD NOTE NO. 30898-R1

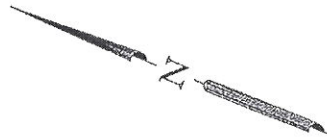
COUNTY ROAD 263  
VARIABLE WIDTH RIGHT-OF-WAY INFORMATION FOUND  
NO RECORD

EXISTING ROW LINE  
PROPOSED ROW LINE





PHILIP HOGAN AND WIFE,  
GINA RAE HOGAN  
REMAINDER OF A  
CALLED 117.15 ACRES  
DOC. NO. 2000007280  
O.P.R.W.C. TX.



FILE: \\saminc\cous\PROJECTS\1015035736\100\Survey\02Base v8\Plots\Parcel\_2\_4.dgn  
PAGE 10 OF 111  
REF. FIELD NOTE NO. 30896\_R1

EXISTING \*106.552 AC. ACQUIRE 9.802 AC. REMAINING 33.267 AC. LEFT/63.493 AC. RIGHT



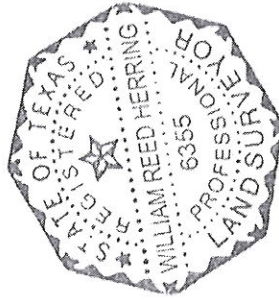
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 526-3029  
Texas Firm Registration No. 10064900

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PHILIP HOGAN AND WIFE  
GINA RAE HOGAN  
PARCEL 2

9.802 AC. (426,977 SQ. FT.)

## CURVE TABLE

- CONCRETE MONUMENT FOUND  
TYPE II CONCRETE MONUMENT FOUND  
5/4" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY,"  
1/2" IRON ROD FOUND UNLESS NOTED  
COTTON SPINDLE SET  
CALCULATED POINT  
PROPERTY LINE  
( ) RECORD INFORMATION  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.O.R. POINT OF REFERENCE  
N.T.S. 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)



1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVDS88 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.

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. SEWARD JUNCTION SOUTHWEST ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM K. FRIESE & ASSOCIATES, INC. SCHEMATIC RECEIVED BY SAM, LLC IN JUNE, 2016.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

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.

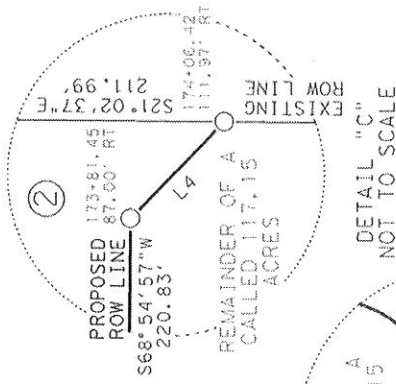
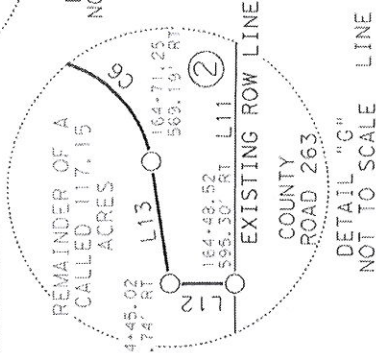
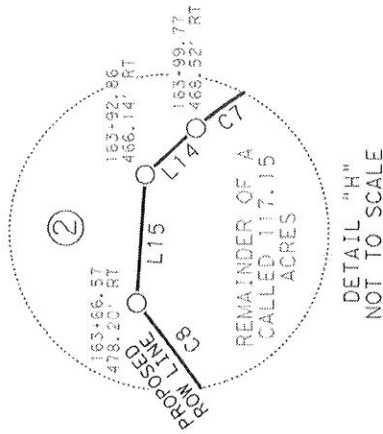
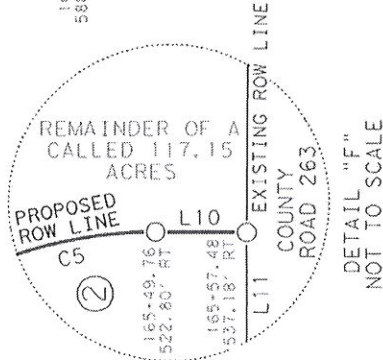
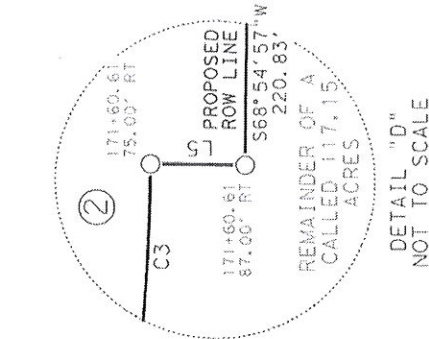
  
WILLIAM REED KERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6335, STATE OF TEXAS

DATE 9/15/16



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 526-3029  
Texas Firm Registration No. 10064390

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	53°00'38"	925.00'	855.82'	825.62'	S56°44'16"E
C2	27°50'28"	925.00'	449.48'	445.07'	N82°50'11"E
C3	27°50'28"	1,075.00'	522.36'	517.24'	S82°50'11"W
C4	15°06'06"	785.00'	206.90'	206.30'	S14°18'28"W
C5	42°44'22"	235.00'	175.30'	171.26'	S42°50'31"E
C6	93°16'34"	33.00'	53.72'	47.98'	N13°25'14"E
C7	30°59'39"	175.00'	94.67'	93.52'	N48°42'53"W
C8	08°43'16"	785.00'	119.49'	119.37'	S33°31°09"W
C9	24°23'26"	665.00'	283.09'	280.36'	N18°57°09"E
C10	54°20'46"	1,075.00'	1,09.66'	981.86'	N56°04'11"W



LINE NO.	BEARING	DISTANCE
L1	S20° 17' 17" E	13.64'
(L1)	(N18° 29' 08" W)	(13.61')
L2	N69° 16' 09" E	21.40'
L3	N23° 54' 57" E	35.38'
L4	N66° 05' 03" W	35.32'
L5	N21° 05' 03" W	12.00'
L6	S51° 45' 25" W	35.36'
L7	S06° 45' 25" W	79.04'
L8	S20° 48' 42" E	29.06'
L9	S64° 12' 42" E	7.60'
L10	S21° 28' 20" E	16.33'
L11	S68° 41' 04" W	123.49'
L12	N21° 18' 56" W	7.44'
L13	N60° 03' 31" E	32.71'
L14	N64° 12' 42" W	7.31'
L15	S72° 06' 31" W	28.93'
L16	N06° 45' 25" E	79.04'
L17	N38° 14' 35" W	3.36'

NOT TO SCALE

FILE: \\samir\exclus\PROJECTS\1015035756\100\Survey\02Base v8\Plots\Parcel 12-4.dwg

REF. FIELD NOTE NO. 30898...R1

PAGE 11 OF 11

EXISTING	*106.552 AC.	ACQUIRE	9.802 AC.	REMAINING	33.257 AC. LIT/63.493 AC. RIGHT
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RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PHILIP HOGAN AND WIFE  
GINA RAE HOGAN  
PARCEL 2  
9.802 AC. (426.977 SQ. FT.)

9.802 AC. (426,977 SO. FT.)