

WATERLINE EASEMENT
County Road 110 Right of Way

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

GRANT OF EASEMENT:

WILLIAMSON COUNTY, TEXAS ("Grantor", whether one or more), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto JONAH WATER SPECIAL UTILITY DISTRICT, whose address is 4050 FM 1660, Hutto, Texas 78634, ("Grantee"), an easement and right-of-way ("Easement") upon and across approximately 3.965 acres, being the property of Grantor which is more particularly described on the sketch which accompanies the metes and bounds in Exhibit "A" attached hereto, located in Williamson County, Texas; and incorporated herein by reference. (the "Easement Tract").

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights and privileges and on the terms and conditions set forth below.

Grantor does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for water line purposes, including placement, construction, installation, replacement, repair, inspection, maintenance, relocation, removal, and operation of water distribution and transmission lines and related facilities and appurtenances, or making connections thereto.

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, inspection, replacement and expansion of the water distribution and transmission lines and related facilities and appurtenances, and Grantee shall additionally have the right to temporarily use an area fifteen (15) feet in width immediately adjacent to the western boundary of the Easement Tract as necessary solely for the purpose of undertaking repairs to any facilities of Grantee located within the permanent Easement Tract area, and as further described by metes and bounds in Exhibit "B" attached hereto and incorporated herein. If use of the temporary construction area as identified herein will conflict with Grantor's operation and use of any CR 110 roadway travel lane facilities by the public then Grantee shall request a permit from Grantor, its successors or assigns, for lane closure according to any policies or procedures in

place at the time of such request, which request shall not be unreasonably withheld. Grantee shall remove all equipment and material from the temporary construction area prior to completion of repair work within the Easement Tract.

Grantee shall have no obligation to repair any overlying roadway pavement or improvements, including but not limited to sidewalks and driveways, within the Easement Tract or the temporary construction area which are removed or damaged as a result of repairs or improvements required to be made to the facilities of Grantee, provided however that Grantee shall restore the grade of any trench within the Easement Tract and temporary construction area as closely as possible to what was existing prior to any work by Grantee.

Additionally, Grantor hereby grants and conveys to Grantee a non-exclusive right of ingress and egress over Grantor's adjacent lands for the purpose of which this Easement is granted. However, such right shall only be exercised and allowed if access to the Easement Tract is not otherwise available from a public right of way.

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

Subject to any existing rights for wastewater use by the City of Round Rock as evidenced in easements recorded as Document Nos. 2011070504, 2011070506, and 2011070507, Official Public Records of Williamson County, Texas, the Easement shall be exclusive, and Grantor covenants that Grantor will not convey any future easement or conflicting rights within the Easement Tract. Grantor may alter or otherwise use the surface of the Easement Tract for such purposes that do not interfere with the exercise by Grantee of the rights herein granted, including specifically authorizing public roadway and related facilities and appurtenances. Grantee has the right to trim and cut down trees and shrubbery and to remove other improvements and structures not specifically authorized herein to the extent reasonably necessary to prevent interference with the operation or repairs to Grantee's facilities in the Easement Tract, and Grantee will be held harmless by Grantor from any and all claims of Grantor if Grantee exercises such right.

By the grant of this Easement the Grantor specifically acknowledges the creation of Grantee's prior rights to reimbursement for the replacement of similar easement rights and costs of facility relocation if necessary due to a conflict with any future proposed public improvement project, according to the procedures of any utility adjustment statutes and/or policies and procedures in place of the applicable governing jurisdiction or rules of this State. This acknowledgment shall be deemed to run with the land.

DAMAGES:

The consideration given for this Easement constitutes payment in full for all damage sustained by Grantor by reason of the installation of the improvements referred to herein.

ENCUMBRANCES AND LIENS:

Grantor warrants that no person or business entity owns a present possessory interest in the fee title in the Easement Tract other than Grantor, and that there are no parties in possession of any portion of the Easement Tract as lessees. Furthermore, Grantor warrants that the Easement Tract is free and clear of all encumbrances and liens except the following: NONE

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.

BINDING EFFECT:

This Agreement shall bind and inure to the benefit of the respective parties hereto, their heirs, legal representatives, successors and assigns.

ASSIGNABILITY:

This Easement and the rights of Grantee hereunder may be assigned in whole or in part by Grantee.

In witness whereof, this instrument is executed this ____ day of _____, 2017.

[signature pages follow]

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis
County Judge

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument is acknowledged before me on the ____ day of _____, 2017,
by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and
consideration recited herein.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

AGREED AND ACCEPTED:

JONAH WATER SPECIAL UTILITY DISTRICT

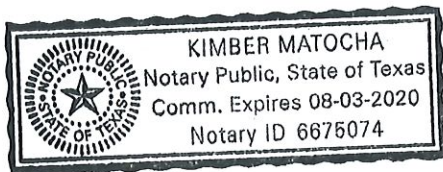
By: William L. B.

Its: General Manager

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument is acknowledged before me on the 15th day of May, 2017, by William L. Brawn, General Manager on behalf of Jonah Water Special Utility District, in the capacity and for the purposes and consideration recited herein.



Kimber Matocha

Notary Public, State of Texas

Printed Name: Kimber Matocha

My Commission Expires: 8-3-2020

A
EXHIBIT

County: Williamson
Parcel No.: Waterline Easement
Highway: CR 110
Limits: From: U.S. Highway 79
To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR WATERLINE EASEMENT

DESCRIPTION OF A 3.965 ACRE (172,710 SQ. FT.) 15 FOOT-WIDE WATERLINE EASEMENT, LOCATED IN THE WM. DUNN SURVEY, ABSTRACT 196, AND THE R. MCNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF COUNTY ROAD 110 (C.R. 110), A VARIABLE WIDTH RIGHT-OF-WAY, NO RECORD INFORMATION FOUND, SAID 3.965 ACRE (172,710 SQ. FT.) EASEMENT, AS SHOWN ON AN EASEMENT SKETCH PREPARED BY SAM, LLC., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 68.00 feet right of C.R. 110 Engineers Centerline Station (E.C.S) 214+18.50 on the existing east right-of-way line of said C.R. 110, same being on the south line of a 22.006 acre tract of land, described as Tract 5 in a deed to Siena North Devco, Inc., recorded in Document No. 2016056625, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), for the northwest corner of a 10.0 acre tract of land, described in a deed to Jonah Water Special Utility District, recorded in Document No. 2003012825, O.P.R.W.C.TX.;

A) THENCE S 68°53'44" W, with the existing east right-of-way line of said C.R. 110 and the south line of said 22.006 acre tract, a distance of 3.02 feet to a calculated point 65.00 feet right of C.R. 110 E.C.S. 214+18.14, said point being the beginning of a curve to the right, for the **POINT OF BEGINNING** (Grid = N:10179529.44, E:3154728.60) and the northeast corner of the easement described herein;

THENCE departing the existing east right-of-way line of said C.R. 110, through the interior of said existing right-of-way of C.R. 110, the following fifty one (51) courses and distances numbered 1 – 51:

- 1) With said curve to the right, an arc distance of 72.21 feet, through a central angle of 00°49'01", having a radius of 5,065.00 feet, and a chord that bears S 13°48'08" E, a distance of 72.21 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, same being west line of said 10.0 acre tract bears N 72°03'40" E, a distance of 3.01 feet,
- 2) S 22°28'57" E, a distance of 182.93 feet to a calculated point,
- 3) S 11°43'09" E, a distance of 462.30 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, for the most westerly southwest corner of a 13.16 acre tract of land, described as Tract 6 in a deed to Siena North Devco, Inc., recorded in Document No. 2016056625, O.P.R.W.C.TX., bears N 78°16'51" E, a distance of 3.00 feet,
- 4) S 11°43'22" E, a distance of 291.46 feet to a calculated point, said point being the beginning of a curve to the left, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, for the most westerly northwest corner of a 1.982 acre tract of land, described in a deed to ENG Partnership, LLC, recorded in Document No. 2016076835, O.P.R.W.C.TX., bears N 78°00'33" E, a distance of 3.00 feet;

- 5) With said curve to the left, an arc distance of 420.68 feet, through a central angle of $15^{\circ}39'05''$, having a radius of 1,540.00 feet, and a chord that bears $S\ 19^{\circ}49'00''\ E$, a distance of 419.38 feet to a calculated point, from which 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, for the southwest corner of a 0.550 acre tract of land, described in a deed to Joseph Weldon Molton, Jr., recorded in Document No. 2016078850, O.P.R.W.C.TX., same being a northwest corner of a 6.734 acre tract of land, described in a deed to Diala A. Wolski & Edward L. Wolski, Jr., recorded in Volume 2246, Page 267, Official Records of Williamson County, Texas (O.R.W.C.TX.), bears $N\ 63^{\circ}18'10''\ E$, a distance of 3.00 feet,
- 6) $S\ 25^{\circ}45'04''\ E$, a distance of 272.83 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, for the southwest corner of said 6.734 acre tract, same being the northwest corner of a 3.81 acre tract of land, described in a deed to Journey of Faith United Methodist Church, recorded in Document No. 2015004059, O.P.R.W.C.TX., bears $N\ 60^{\circ}46'37''\ E$, a distance of 3.01 feet,
- 7) $S\ 32^{\circ}41'42''\ E$, a distance of 1,725.48 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, for a west corner of a tract of land described in a deed to Jack R. Swenson, recorded in Volume 1267, Page 841, O.R.W.C.TX., bears $N\ 49^{\circ}03'16''\ E$, a distance of 3.03 feet,
- 8) $S\ 49^{\circ}11'46''\ E$, a distance of 130.76 feet to a calculated point,
- 9) $S\ 20^{\circ}02'29''\ E$, a distance of 81.29 feet to a calculated point, from which a 1/2-inch iron rod found on the existing east right-of-way line of said C.R. 110, for a west corner of said Swenson tract bears $N\ 71^{\circ}12'17''\ E$, a distance of 3.00 feet,
- 10) $S\ 17^{\circ}32'56''\ E$, a distance of 93.11 feet to a calculated point,
- 11) $S\ 03^{\circ}24'09''\ E$, a distance of 64.16 feet to a calculated point, said point being the beginning of a curve to the right, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, for a west corner of a tract of land described in a deed to Siena North Devco, Inc., recorded in Document No. 2016056625, O.P.R.W.C.TX., bears $N\ 78^{\circ}21'04''\ E$, a distance of 3.03 feet,
- 12) With said curve to the right, an arc distance of 387.30 feet, through a central angle of $17^{\circ}32'30''$, having a radius of 1,265.00 feet, and a chord that bears $S\ 11^{\circ}08'03''\ E$, a distance of 385.78 feet to a calculated point,
- 13) $S\ 02^{\circ}21'47''\ E$, a distance of 1,574.74 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, for the southwest corner of a 18.547 acre tract of land, described as Tract 2 in a deed to Siena North Devco, Inc., recorded in Document No. 2016056625, O.P.R.W.C.TX., bears $N\ 14^{\circ}55'32''\ E$, a distance of 10.09 feet,
- 14) $N\ 87^{\circ}38'13''\ E$, a distance of 12.39 feet to a calculated point,
- 15) $S\ 02^{\circ}19'40''\ E$, a distance of 1,443.55 feet to a calculated point,
- 16) $S\ 02^{\circ}27'49''\ E$, a distance of 65.39 feet to a calculated point,
- 17) $S\ 02^{\circ}19'08''\ E$, a distance of 424.37 feet to a calculated point,

- 18) S 02°58'32" E, a distance of 20.00 feet to a calculated point,
- 19) S 02°21'47" E, a distance of 791.67 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, same being the west line of a 12.01 acre tract of land, described as Tract 3 in a deed to Siena North Devco, Inc., recorded in Document No. 2016056625, O.P.R.W.C.TX., bears N 88°41'04" E, a distance of 3.00 feet,
- 20) S 00°16'04" E, a distance of 287.59 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, same being the west line of said 12.01 acre tract bears N 88°23'38" E, a distance of 3.00 feet,
- 21) S 02°56'41" E, a distance of 1,262.33 feet to a calculated point, said point being the beginning of a curve to the right, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, same being the west line of a 26.456 acre tract of land, described as Tract 1 in a deed to Grant Kaiser, recorded in Document No. 2011065991, O.P.R.W.C.TX., bears N 87°03'19" E, a distance of 3.00 feet,
- 22) With said curve to the right, an arc distance of 169.92 feet, through a central angle of 00°58'02", having a radius of 10,065.00 feet, and a chord that bears S 02°27'40" E, a distance of 169.92 feet to a calculated point,
- 23) S 01°58'39" E, a distance of 660.44 feet to a calculated point, said point being the beginning of a curve to the left, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, same being the west line of a 7.145 acre tract of land, described as Tract 2 in a deed to Grant Kaiser, recorded in Document No. 2011065991, O.P.R.W.C.TX., bears N 88°01'21" E, a distance of 3.00 feet,
- 24) With said curve to the left, an arc distance of 479.00 feet, through a central angle of 09°48'06", having a radius of 2,800.00 feet, and a chord that bears S 06°52'42" E, a distance of 478.41 feet to a calculated point, from which a 5/8-inch iron rod with aluminum cap stamped "Williamson County" found on the existing east right-of-way line of said C.R. 110, same being the west line of a 5.031 acre tract of land, described as Tract 3 in a deed to Grant Kaiser, recorded in Document No. 2011065991, O.P.R.W.C.TX., bears N 54°50'20" E, a distance of 3.27 feet,
- 25) S 58°33'23" E, a distance of 106.96 feet to a calculated point, for the southeast corner of the easement described herein,
- 26) S 31°26'37" W, a distance of 15.00 feet to a calculated point, for the most southerly southwest corner of the easement described herein,
- 27) N 58°33'23" W, a distance of 113.43 feet to a calculated point, said point being the beginning of a curve to the right, for the most westerly southwest corner of the easement described herein,
- 28) With said curve to the right, an arc distance of 488.06 feet, through a central angle of 09°56'02", having a radius of 2,815.00 feet, and a chord that bears N 06°56'40" W, a distance of 487.45 feet to a calculated point,
- 29) N 01°58'39" W, a distance of 660.44 feet to a calculated point, said point being the beginning of a curve to the left,

- 30) With said curve to the left, an arc distance of 169.66 feet, through a central angle of $00^{\circ}58'02''$, having a radius of 10,050.00 feet, and a chord that bears $N 02^{\circ}27'40'' W$, a distance of 169.66 feet to a calculated point,
- 31) $N 02^{\circ}56'41'' W$, a distance of 1,262.68 feet to a calculated point,
- 32) $N 00^{\circ}16'04'' W$, a distance of 287.69 feet to a calculated point,
- 33) $N 02^{\circ}21'47'' W$, a distance of 791.32 feet to a calculated point,
- 34) $N 02^{\circ}58'32'' W$, a distance of 20.01 feet to a calculated point,
- 35) $N 02^{\circ}19'08'' W$, a distance of 424.44 feet to a calculated point, from which a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" bears $N 84^{\circ}43'25'' E$, a distance of 3.04 feet,
- 36) $N 02^{\circ}27'49'' W$, a distance of 65.39 feet to a calculated point,
- 37) $N 02^{\circ}19'40'' W$, a distance of 1,395.36 feet to a calculated point,
- 38) $S 87^{\circ}38'13'' W$, a distance of 12.36 feet to a calculated point,
- 39) $N 02^{\circ}21'47'' W$, a distance of 1,622.94 feet to a calculated point, said point being the beginning of a curve to the left,
- 40) With said curve to the left, an arc distance of 384.87 feet, through a central angle of $17^{\circ}38'28''$, having a radius of 1,250.00 feet, and a chord that bears $N 11^{\circ}11'02'' W$, a distance of 383.35 feet to a calculated point,
- 41) $N 03^{\circ}24'09'' W$, a distance of 64.48 feet to a calculated point,
- 42) $N 17^{\circ}32'56'' W$, a distance of 90.92 feet to a calculated point,
- 43) $N 20^{\circ}02'29'' W$, a distance of 77.07 feet to a calculated point,
- 44) $N 49^{\circ}11'46'' W$, a distance of 129.03 feet to a calculated point,
- 45) $N 32^{\circ}41'42'' W$, a distance of 1,728.56 feet to a calculated point,
- 46) $N 25^{\circ}45'04'' W$, a distance of 273.49 feet to a calculated point, said point being the beginning of a curve to the right,
- 47) With said curve to the right, an arc distance of 424.53 feet, through a central angle of $15^{\circ}38'32''$, having a radius of 1,555.00 feet, and a chord that bears $N 19^{\circ}48'43'' W$, a distance of 423.21 feet to a calculated point,
- 48) $N 11^{\circ}43'22'' W$, a distance of 291.53 feet to a calculated point,
- 49) $N 11^{\circ}43'09'' W$, a distance of 460.88 feet to a calculated point,
- 50) $N 22^{\circ}28'57'' W$, a distance of 182.71 feet to a calculated point, said point being the beginning of a curve to the left, and

51) With said curve to the left, an arc distance of 71.37 feet, through a central angle of 00°48'35", having a radius of 5,050.00 feet, and a chord that bears N 13°47'06" W, a distance of 71.37 feet to a calculated point on the existing east right-of-way line of said C.R. 110, same being the south line of said 22.006 acre tract, for the northwest corner of the easement described herein,

52) **THENCE** N 68°53'44" E, with the existing east right-of-way line of said C.R. 110, same being the south line of said 22.006 acre tract, a distance of 15.11 feet to the **POINT OF BEGINNING** and containing 3.965 acres (172,710 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
COUNTY OF WILLIAMSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That I, William R. 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 17th day of April, 2017.

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

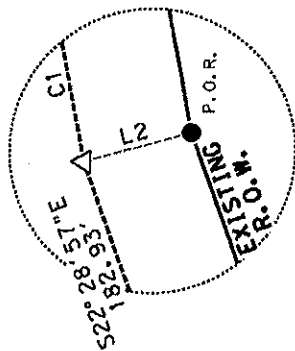


William R. Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68°53'44"W	3.02'
L2	N72°03'40"E	3.01'
L21	N68°53'44"E	15.11'



ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 213+96.77
N 10, 180, 715.133
E 3, 155, 053.108
Δ = 04°29'26" (LT)
D = 01°08'45"
T = 196.04'
L = 391.88'
R = 5,000.00'
P.C. Sta 212+00.73
P.T. Sta 215+92.61

EXISTING R.O.W.

PC Sta. 212+00.73

ENGINEER'S CENTERLINE
N11°43'09"W 778.16'

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

SEE
DETAIL "A"

SEE
DETAIL "B"

JONAH WATER SPECIAL UTILITY DIST
CALLED 10.0 ACRES
DOC. NO. 2003012825
O.P.R. N. C. TX.

WM. DUNN SURVEY,
ABSTRACT 196

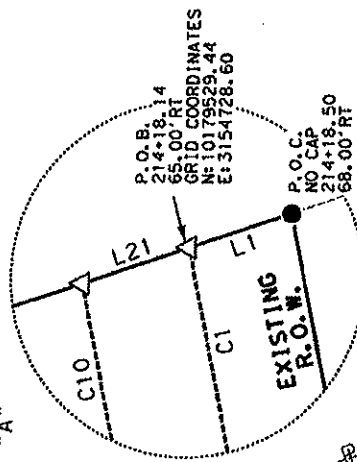
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°49'01"	5,065.00'	72.21'	72.21'	S13°48'08"E
C10	00°48'35"	5,050.00'	71.37'	71.37'	N13°47'06"W



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

SIENA NORTH DEVCO, INC.
TRACT 5
CALLED 22.006 ACRES
DOC. NO. 2016056825
O.P.R. N. C. TX.



FILE: \\saminc\aus\PROJECTS\101703821\1100\Survey\02Base\DN v8\Waterline Easement\CR 110 WL ESMT_1
EXISTING N/A ACQUIRE N/A REMAINING N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Test Firm Registration No. 10064500

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)



EXISTING R.O.W.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L3	N78°16'51"E	3.00'

N11°43'09"W 778.16'

ENGINEER'S CENTERLINE

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

15' TEMPORARY
CONSTRUCTION
EASEMENT

N11°43'09"W 460.88'
15' WATERLINE EASEMENT

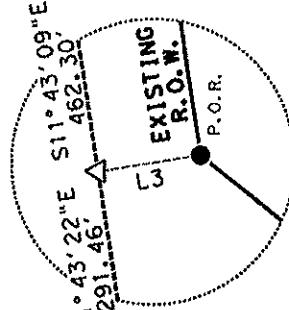
JONAH WATER SPECIAL UTILITY DIST
CALLED 10.0 ACRES
DOC. NO. 2003012825
O.P.R.W.C. TX.

N11°43'22"W 291.53'

SEE
DETAIL "C"

S11°43'22"E 291.46'

SIENA NORTH DEVCO, INC.
TRACT 6
CALLED 13.16 ACRES
DOC. NO. 2016056625
O.P.R.W.C. TX.



DETAIL "C"
NOT TO SCALE

PAGE 7 OF 30
REF. FIELD NOTE NO. 33896

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

COUNTY ROAD 109
VARIABLE WIDTH ROW
DOC. NO. 2007036766
O.P.R.W.C. TX.

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Real Estate License No. 10084000



PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

WM. DUNN SURVEY,
ABSTRACT 196

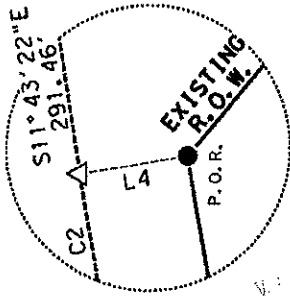
APPROXIMATE LOCATION
OF SURVEY LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L4	N78°00'33"E	3.00'

W. DONAHUE, JR. SURVEY,
ABSTRACT 173

EXISTING R.O.W.



DETAIL "D"
NOT TO SCALE

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE
CURVE DATA
P. I. Sta 201+26.32
P. T. Sta 204+22.58
R = 1,637.00'
L = 599.30'
P. C. Sta 198+23.28
P. T. Sta 204+22.58

JOSEPH WELDON MOLTON, JR.
CALLED 0.550 ACRES
DOC. NO. 2016078850
O.P.R. W. C. TX.

COUNTY ROAD 109
VARIABLE WIDTH ROW
DOC. NO. 2007036766
O.P.R. W. C. TX.

EXISTING R.O.W.

DETAIL
SEE
"D"

ENG PARTNERSHIP, LLC
CALLED 1.982 ACRES
DOC. NO. 2016076835
O.P.R. W. C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	15°39'05"	1,540.00'	420.68'	419.38'	S19°49'00"E
C9	15°38'32"	1,555.00'	424.53'	423.21'	N19°48'43"W



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\DN V81\Waterline Easement\CR 110 WL ESMT_3
PAGE 8 OF 30
REF. FIELD NOTE NO. 33896
COUNTY ROAD 110 VARIABLE WIDTH ROW
COUNTY ROAD 109 VARIABLE WIDTH ROW
O.P.R. W. C. TX.

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Real Estate License No. 00894300

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

LINE NO.	BEARING	DISTANCE
L5	N63°18'10"E	3.00'
L6	N60°46'37"E	3.01'

LINE TABLE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	15° 39' 05"	1,540.00'	420.68'	419.38'	S19° 49' 00"E
C9	15° 38' 32"	1,555.00'	424.53'	423.21'	N19° 48' 43"W

CURVE TABLE

PAGE 9 OF 30

REF. FIELD NOTE NO. 33896

FILE:\\sonline\aus\PROJECTS\101703821\100\SURVEY\02Base\DON V81WaterLine Esemment\CR 110 WL ESMT_4

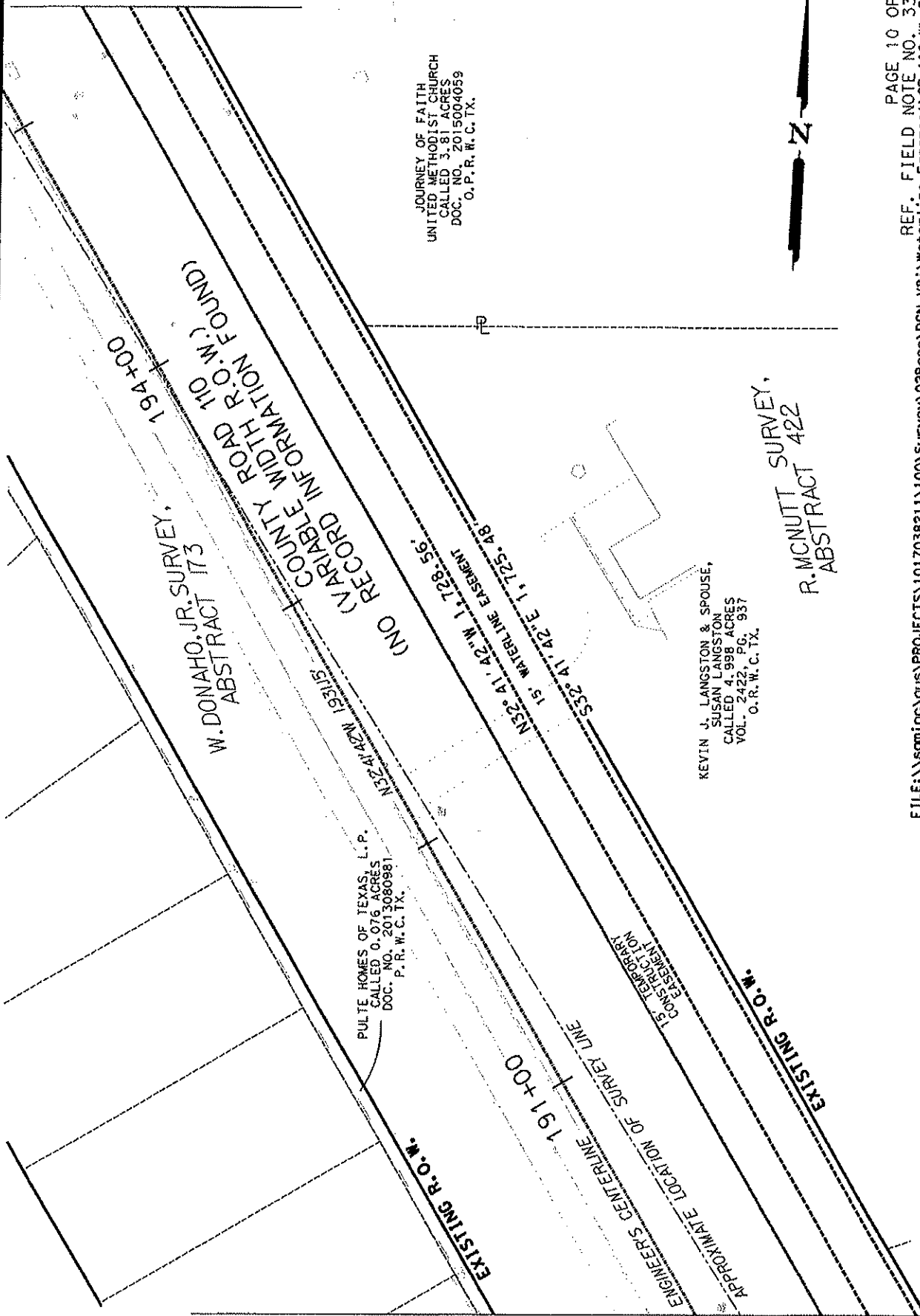
EXISTING N/A

ACQUIRE N/A

REMAINING N/A



PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 S



JOURNEY OF FAITH
UNITED METHODIST CHURCH
CALLED 3.81 ACRES
DOC. NO. 2015004059
O. P. R. W. C. TX.

KEVIN J. LANGSTON & SPOUSE,
SUSAN LANGSTON
CALLED 4.998 ACRES
VOL. 2422, PG. 937
O. P. R. W. C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422

N



WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\cous\PROJECTS\101703821\100\Survey\02Base\DCN V81\Waterline Easement\CR 110 WL ESMT-5
PAGE 10 OF 30
REF. FIELD NOTE NO. 33896
EXISTING N/A ACQUIRE N/A REMAINING N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)



R. MCNUTT SURVEY,
ABSTRACT 422

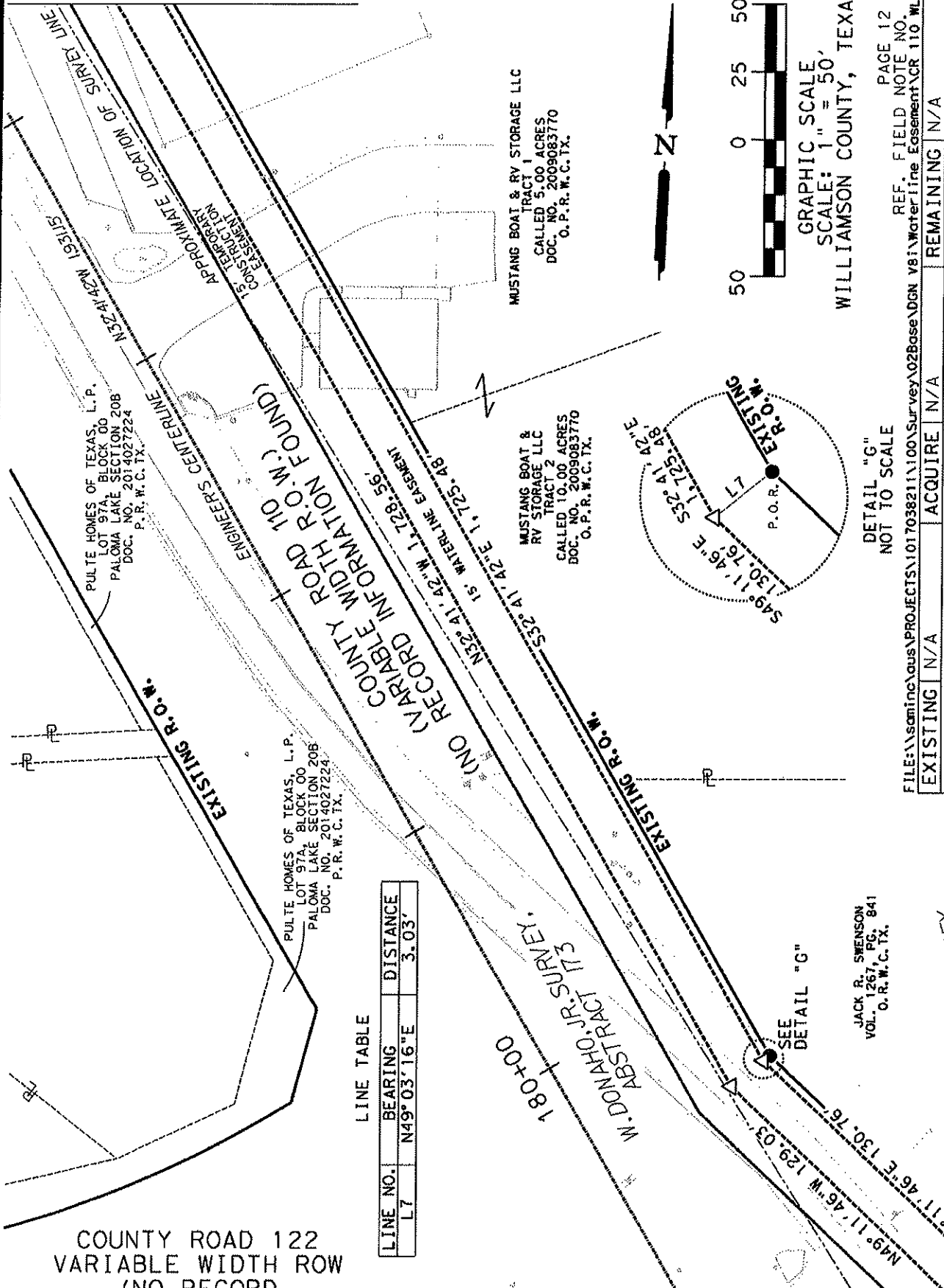
PAGE 11 OF 30
REF. FIELD NOTE NO. 33896
erline Easement\CR 110 WL ESMT_6

REF. FIELD NOTE NO. 33896
erLine Easement\CR 110 WL ESMT_6

REMAINING	N/A
-----------	-----

PLAT SHOWING
C.R. 110

WATERLINE EASEMENT
3.965 AC. (172,710 SQ.



LINE TABLE

LINE NO.	BEARING	DISTANCE
L7	N49°03'16"E	3.03'

COUNTY ROAD 122
VARIABLE WIDTH ROW
(NO RECORD
INFORMATION FOUND)

N



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

PAGE 12 OF 30
REF. FIELD NOTE NO. 33896
FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\DGN V81\WaterLine Easement\CR 110 WL ESMT-7

REMAINING N/A

ACQUIRE N/A

EXISTING N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10864500

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

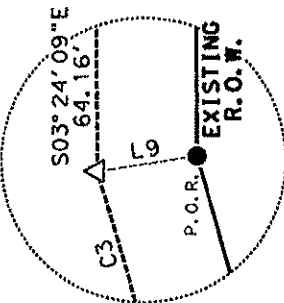
R. MCNUITT SURVEY,
ABSTRACT 422

JACK R. SWENSON
VOL. 1267, PG. 841
O.R. W.C. TX.

DETAIL "G"
NOT TO SCALE

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	17° 32' 30"	1,265.00'	387.30'	385.78'	S11° 08' 03" E
C8	17° 38' 28"	1,250.00'	384.87'	383.35'	N11° 11' 02" W



DETAIL "I"
NOT TO SCALE

ENGINEER'S CENTERLINE
CURVE DATA
P.I. STATION 175+82.12
N 101° 17' 31.0" S
E 31° 56' 09.5" W
D = 30° 19' 55" (L.T.)
T = 325.27'
L = 635.27'
P.C. STATION 172+56.86
P.T. STATION 178+92.13

COUNTY ROAD 110 (VARIABLE INFORMATION FOUND)
R.O.W.
ENGINEER'S CENTERLINE
(NO RECORD INFORMATION FOUND)

R. MCNUTT SURVEY,
ABSTRACT 422

APPROXIMATE LOCATION
OF SURVEY LINE

S49° 11' 46" E
130.76'

N49° 11' 46" W
129.03'

N20° 02' 29" W 77.07'

15' WATERLINE EASEMENT

S20° 02' 29" E 81.29'

SEE
DETAIL "H"

S17° 32' 56" E 93.11'

EXISTING
R.O.W.

P.O.R.
1 1/2" NO CAP

JACK R. SWENSON
VOL. 1267, PG. 841
O.P.R.W.C. TX.

SIENA NORTH DEVCO, INC.
DOC. NO. 2016056625
O.P.R.W.C. TX.

SIENA NORTH DEVCO, INC.
DOC. NO. 2016056625
O.P.R.W.C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L8	N71° 12' 17" E	3.00'
L9	N78° 21' 04" E	3.03'

DETAIL "H"
NOT TO SCALE



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 0006000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

R. MCNUTT SURVEY,
ABSTRACT 422

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 175+82.12
N 10, 177, 310.58
E 3, 156, 695.07
Δ = 30° 19' 55" (LT)
D = 04° 46' 29"
T = 325.27'
L = 635.27'
R = 1,200.00'
P.C. Sta 172+56.86
P.T. Sta 178+92.13

170+00

ENGINEER'S CENTERLINE
P. NO 22147W 445972

N02° 21' 47" W 1,622.94'

15' WATERLINE EASEMENT

EXISTING R.O.W.

S02° 21' 47" E 1,574.74'

15' TEMPORARY
CONSTRUCTION
EASEMENT

C8

C3

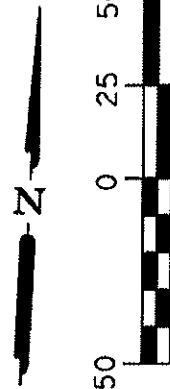
SIENA NORTH DEVCO, INC.
TRACT 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O.P.R.W.C.TX.

SIENA NORTH DEVCO, INC.
DOC. NO. 2016056625
O.P.R.W.C.TX.

MOZART STREET

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	17° 32' 30"	1,265.00'	387.30'	385.78'	S11° 08' 03" E
C8	17° 38' 28"	1,250.00'	384.87'	383.35'	N11° 11' 02" W



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\DCN V81\WaterLine Easement\CR 110 WL ESM-9
PAGE 14 OF 30
REF. FIELD NOTE NO. 33896
EXISTING | N/A | ACQUIRE | N/A | REMAINING | N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 1006400

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

165+00

ENGINEER'S CENTERLINE
N02°21'47"W 4,459.72'

169+00

15' TEMPORARY
CONSTRUCTION
EASEMENT

N02°21'47"W 1,622.94'

15' WATERLINE EASEMENT

S02°21'47"E 1,574.74'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

R. MCNUITT SURVEY.
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

PAGE 15 OF 30
REF. FIELD NOTE NO. 33896
V81:Waterline Easement\CR 110 WL ESMT_1

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10084-000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

160+00

ENGINEER'S CENTERLINE
N02°21'47"W 4,459.72'

164+00

15' TEMPORARY
CONSTRUCTION
EASEMENT

N02°21'47"W 1,622.94'

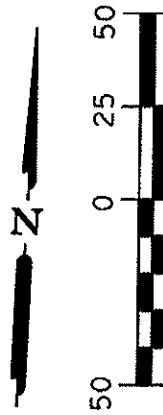
15' WATERLINE EASEMENT

S02°21'47"E 1,574.74'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

PAGE 16 OF 30
REF. FIELD NOTE NO. 33896

FILE: \\saminc\projects\101703821\100\Survey\02Base\DGN V81\Waterline Easement\CR 110 WL ESMT_1
EXISTING N/A ACQUIRE N/A REMAINING N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064-000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L10	N14°55'32"E	10.09'
L11	N87°38'13"E	12.39'

155+00

ENGINEER'S CENTERLINE
N02°21'47"W 4453.72'

159+00

S87°38'13"W
12.36'

N02°19'40"W 1,395.36'

N02°21'47"W 1,622.94'
15' WATERLINE EASEMENT

15' TEMPORARY
CONSTRUCTION
EASEMENT

EXISTING R.O.W.

EXISTING R.O.W.

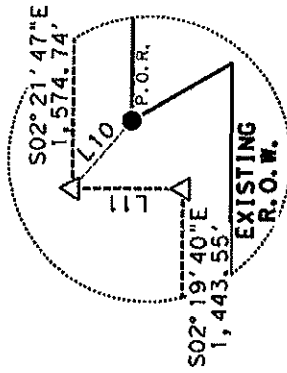
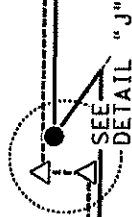
S02°19'40"E 1,443.55'

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R. W. C. TX.

LOT 1-B, BLOCK CC
SIENA PHASE 1, SECTION 25
DOC. NO. 2015003378
O.P.R. W. C. TX.

SIENA NORTH DEVCO, INC.
TRACT 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O.P.R. W. C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422



DETAIL "J"
NOT TO SCALE



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\DGN V81\Waterline Easement\CR 110 WL ESMT_11
EXISTING N/A ACQUIRE N/A REMAINING N/A

PAGE 17 OF 30
REF. FIELD NOTE NO. 33896



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10084-000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

PORANO CIRCLE
VARIABLE WIDTH ROW
DOC. NO. 2015008675
O.P.R.W.C. TX.

R. MCNUITT SURVEY
ABSTRACT 422

SIENNA MUNICIPAL UTILITY DISTRICT NO. 1
DOC. NO. 2016053677
O.P.R.W.C. TX.
LOT 1A, BLOCK 11
SIENNA SECTION 23A
DOC. NO. 2015008675
O.P.R.W.C. TX.

EXISTING R.O.W.

151+00

ENGINEER'S CENTERLINE
N02°19'40"W 4,459.72'

154+00

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

15' TEMPORARY
CONSTRUCTION
EASEMENT

N02°19'40"W 1,395.36'

15' WATERLINE EASEMENT

S02°19'40"E 1,443.55'

EXISTING R.O.W.

SIENNA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R.W.C. TX.
LOT 1-B, BLOCK CC
SIENNA PHASE 1, SECTION 25
DOC. NO. 2015003378
O.P.R.W.C. TX.

DOUBLE J INVESTMENTS, L.P.
CALLED 1.00 ACRES
DOC. NO. 2013082042
O.P.R.W.C. TX.

SIENNA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R.W.C. TX.
LOT 1-B, BLOCK CC
SIENNA PHASE 1, SECTION 25
DOC. NO. 2015003378
O.P.R.W.C. TX.



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\us\PROJECTS\101703821\100\Survey\02Base\DGN V81\Waterline Easement\CR 110 WL ESMT_1
EXISTING N/A ACQUIRE N/A REMAINING N/A

PAGE 18 OF 30

REF. FIELD NOTE NO. 33896

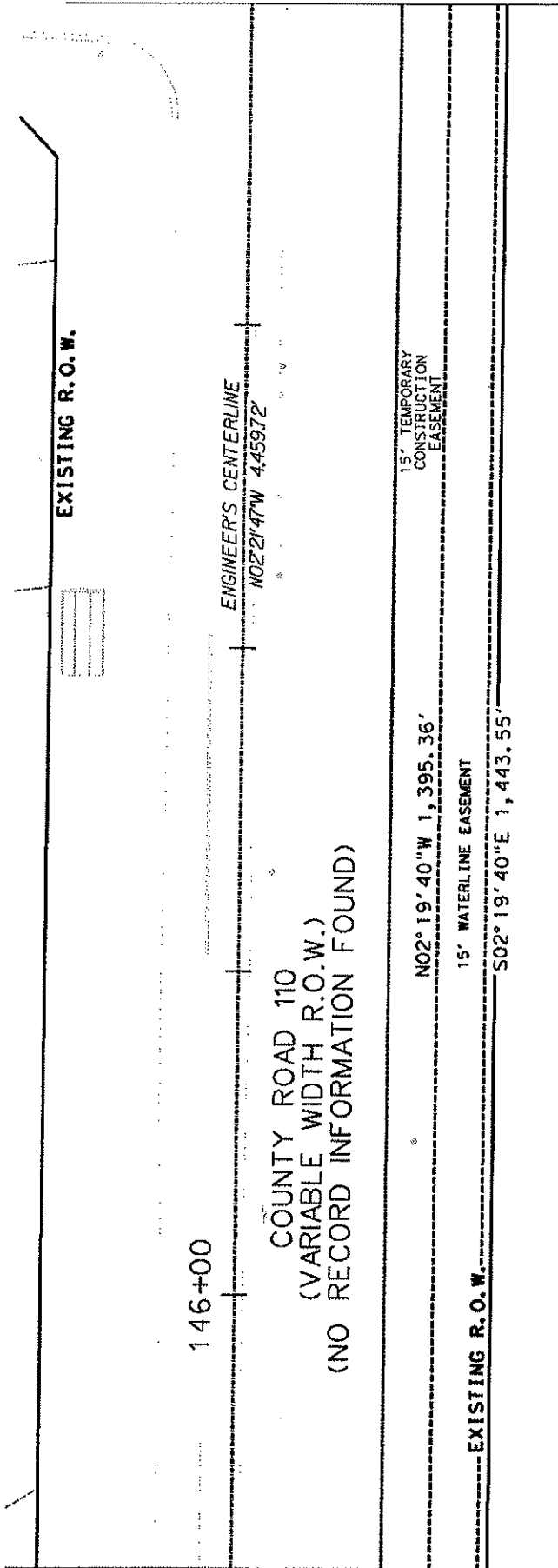
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 1008-1000



PLAT SHOWING

C.R. 110

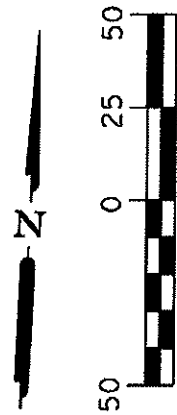
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)



SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O. P. R. W. C. TX.

LOT 1-B, BLOCK CC
SIENA PHASE 1, SECTION 25
DOC. NO. 2015003378
O. P. R. W. C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422



WILLIAMSON COUNTY, TEXAS

FILE: \\sami\c\Users\PROJECTS\101703821\100\Survey\02Base\DN V81\Waterline Easement\CR 110 WL ESMT_1
EXISTING N/A ACQUIRE N/A REMAINING N/A

PAGE 19 OF 30
REF. FIELD NOTE NO. 33896



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-5029
Texas Firm Registration No. 10084-100

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L20	N84°43'25"E	3.04'

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

141+00

144+00

ENGINEER'S CENTERLINE
N02°21'47"W 4,459.72'

SEE
N02°19'08"W 424.44' DETAIL "K"

15' TEMPORARY
CONSTRUCTION
EASEMENT

N02°19'40"W 1,395.36'

15' WATERLINE EASEMENT

S02°19'40"E 1,443.55'

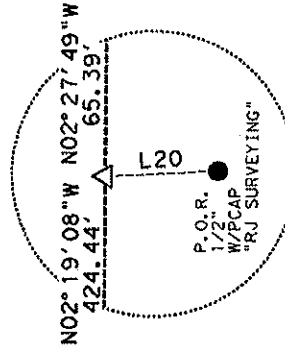
EXISTING R.O.W.

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
LOT 1-A, BLOCK AA
SIENA PHASE 1, SECTION 24
DOC. NO. 2014074642
O.P.R.W.C.TX.

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R.W.C.TX.

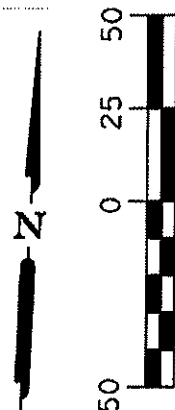
LOT 1-B, BLOCK CC
SIENA PHASE 1, SECTION 25
DOC. NO. 2015003378
O.P.R.W.C.TX.

PARMA STREET
(65' WIDE RIGHT-OF-WAY)
(PER PLAT DOC. NO. 2013086194)
O.P.R.W.C.TX.



DETAIL "K"
NOT TO SCALE

R. MCNUITT SURVEY.
ABSTRACT 422



WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\cous\PROJECTS\101703821\100\Survey\02Base\DGN V81\WaterLine Easement\CR 110 WL ESMT_1
EXISTING N/A ACQUIRE N/A REMAINING N/A

PAGE 20 OF 30
REF. FIELD NOTE NO. 33896
Line Easement\CR 110 WL ESMT_1



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10084-000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

136+00

ENGINEER'S CENTERLINE
N02°21'47"W 4459.72'

140+00

N02°21'47"W 791.32'

L19

N02°19'08"W 424.44'

15' TEMPORARY
CONSTRUCTION
EASEMENT

L12

15' WATERLINE EASEMENT

S02°21'47"E 791.67'

S02°19'08"E 424.37'

EXISTING R.O.W.

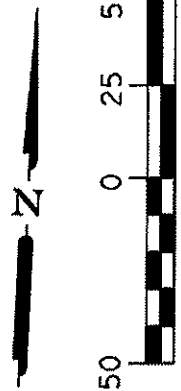
SIENA NORTH DEVCO, INC.
TRACT 4: 68.96 ACRES
DOC. NO. 2016056625
O.P.R.W.C. TX.

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
LOT 1-A, BLOCK AA
SIENA PHASE 1, SECTION 24
DOC. NO. 2014074642
O.P.R.W.C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422

LINE TABLE

LINE NO.	BEARING	DISTANCE
L12	S02°58'32"E	20.00'
L19	N02°58'32"W	20.01'



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\projects\101703821\100\Survey\02Base\DCN V81\Waterline Easement\CR 110 WL ESMT_11
PAGE 21 OF 30
REF. FIELD NOTE NO. 33896

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10060000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

131+00

ENGINEER'S CENTERLINE
N02°21'47"W 4.45972'

135+00

N02°21'47"W 791.32'

15' WATERLINE EASEMENT

15' TEMPORARY
CONSTRUCTION
EASEMENT

S02°21'47"E 791.67'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O.P.R.W.C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422

SIENA NORTH DEVCO, INC.
TRACT 4: 68.96 ACRES
DOC. NO. 2016056625
O.P.R.W.C. TX.



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

PAGE 22 OF 30
REF. FIELD NOTE NO. 33896

FILE: \\saminc\gis\PROJECTS\101703821\100\Survey\02Base\08 V81\Waterline Easement\CR 110 WL ESMT_1

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10664000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

R. MCNUTT SURVEY.
ABSTRACT 422

LINE NO.	BEARING
L13	N88°41'04"E
L14	N88°23'38"E

(65, WIDE RIGHT-OF-WAY)
SOFIA PL.
(DOC. NO. 2013040558)
O.P.R.W.C.TX.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE
N02°21'47"W 4.45932'
130+00

PT Sta. 127+97.14

PC Sta. 126+95.63

N02°56'47W 1308.89'

N02° 56' 41" W 1,262.68'

N00° 16' 04" W 287.60'

15' WATERLINE EASEMENT

1,262.33' SEE DETAIL "M"
EXISTING R.O.W.

SEE DETAIL 13 M 13

ENGINEER'S CENTERLINE

CURVE DATA

S02°56'.41"E S00°16'.04"E
1,262.33' 287.59'

SIENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O.P.R.W.C. TX.

S00° 16' 04" E S02° 21' 47" E
287.59' 791.67'

P.O.R. EXISTING R.O.W.

DETAIL "M"
NOT TO SCALE

DETAIL L 24
NOT TO SCALE

PAGE 23 OF 30

REF. FIELD NOTE NO. 33896
erLine Easement\CR 110 WL ESMT-1

Age Group	Total (%)	Male (%)	Female (%)	Male (%)	Female (%)
18-24	~10	~10	~10	~10	~10
25-34	~20	~20	~20	~20	~20
35-44	~30	~30	~30	~30	~30
45-54	~40	~40	~40	~40	~40
55-64	~50	~50	~50	~50	~50
65+	~50	~50	~50	~50	~50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
512) 447-0575
Fax: (512) 326-3029
Texas Fax Registration No. 10064300



PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 S

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
1100	1100	1100	1100	1100	1100

\\CR110.WL.ESMT_1

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

125+00

121+00

ENGINEER'S CENTERLINE

N02°56'41"W 1,308.89'

15' TEMPORARY
CONSTRUCTION
EASEMENT

N02°56'41"W 1,262.68'

15' WATERLINE EASEMENT

S02°56'41"E 1,262.33'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

R. MCNUIT SURVEY,
ABSTRACT 422



FILE: \\saming\cous\PROJECTS\101703821\100\Survey\02Base\DGN V81\Waterline Easement\CR 110 WL ESMT_1
PAGE 24 OF 30
REF. FIELD NOTE NO. 33896

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064800

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

120+00

ENGINEER'S CENTERLINE
N02°56'41"W 1,308.89'

15' TEMPORARY
CONSTRUCTION
EASEMENT

N02°56'41"W 1,262.68'

15' WATERLINE EASEMENT

S02°56'41"E 1,262.33'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 4: 68.96 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

SIENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

GRANT KAISER
TRACT 1: 26.456 ACRES
DOC. NO. 2011065991
O. P. R. W. C. TX.

R. MCNUITT SURVEY.
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\DGN V81\Waterline Easement\CR 110 WL ESMT.2
PAGE 25 OF 30
REF. FIELD NOTE NO. 33896

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10004320

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

R. MCNUTT SURVEY,
ABSTRACT 422

LINE TABLE

LINE NO.	BEARING	DISTANCE
L15	N87°03'19"E	3.00'

EXISTING R.O.W.

PC Sta. 112+17.92

PT Sta. 113+86.74

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE 115+00
N02°56'41"W 1,508.89'

N01°58'39"W 660.44'

N01°58'39"W 660.44'

S01°58'39"E 660.44'

EXISTING R.O.W.

C7

C4

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

N02°56'41"W 1,262.68'

S02°56'41"E 1,262.33'

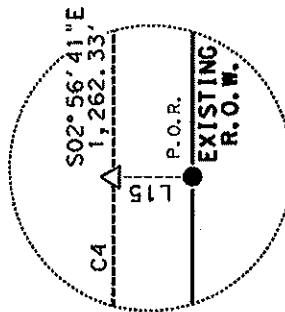
DETAIL "N"

ENGINEER'S CENTERLINE
CURVE DATA
P.T. 113+86.74
N 10°13'02.33"
E 31°03'06.80"
Δ = 00°58'02.33" (LT)
D = 00°58'02.33" (LT)
T = 84.41'
L = 168.82'
R = 10,000.00'
P.C. Sta 112+17.92
P.T. Sta 113+86.74

GRANT KAISER
TRACT 1: 26.456 ACRES
DOC. NO. 2011065991
O.P.R.W.C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	00°58'02"	10,065.00'	169.92'	169.92'	S02°27'40"E
C7	00°58'02"	10,050.00'	169.66'	169.66'	N02°27'40"W



DETAIL "N"
NOT TO SCALE

50 0 25 50



WILLIAMSON COUNTY, TEXAS

PAGE 26 OF 30
REF. FIELD NOTE NO. 33896

FILE: \\saminc\aus\PROJECTS\10170382\1100\Survey\02Base\DN V81\Waterline Easement\CR 110 WL ESMT.2

EXISTING N/A ACQUIRE N/A REMAINING N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10044-000

PLAT SHOWING

C.R. 110

WATERLINE EASEMENT

3.965 AC. (172,710 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE
N01°58'39"W 660.44'

110+00

N01°58'39"W 660.44'
15' WATERLINE EASEMENT
S01°58'39"E 660.44'

15' TEMPORARY
CONSTRUCTION
EASEMENT

EXISTING R.O.W.

GRANT KAISER
TRACT 24: 7.145 ACRES
DOC. NO. 2011065991
O.P.R. W.C. TX.

GRANT KAISER
TRACT 13: 26.456 ACRES
DOC. NO. 2011065991
O.P.R. W.C. TX.

R. MCNUIT SURVEY.
ABSTRACT 422



GRAPHIC SCALE,
SCALE: 1" = 50',
WILLIAMSON COUNTY, TEXAS

FILE: \\sam\inc\aus\PROJECTS\101703821\100\Survey\02Base\DGN V81\Waterline Easement\CR 110 WL ESMI-2
PAGE 27 OF 30
REF. FIELD NOTE NO. 33896

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10284-000

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

PT Sta. 105+57.48

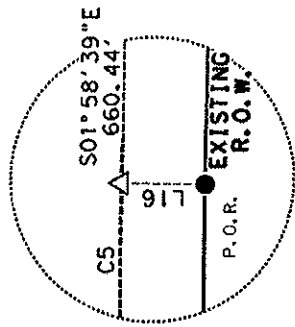
N01°58'39"W 660.44'

N01°58'39"W 660.44'

S01°58'39"E 660.44'

SEE "O"

DETAIL



DETAIL "O"
NOT TO SCALE

EXISTING R.O.W.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L16	N88°01'21"E	3.00'

105+00

ENGINEER'S CENTERLINE

102+00

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

C6

C5

EXISTING
R.O.W.

GRANT KAISER
TRACT 2: 7.145 ACRES
DOC. NO. 2011065991
O.P.R. W.C. TX.

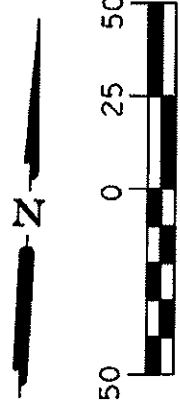
GRANT KAISER
TRACT 3: 5.031 ACRES
DOC. NO. 2011065991
O.P.R. W.C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C5	09°48'06"	2,800.00'	479.00'	478.41'	S06°52'42"E
C6	09°56'02"	2,815.00'	488.06'	487.45'	N06°56'40"W

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 102+75.90
N 10, 170, 006.14
E 3, 157, 006.13
Δ = 11°50'58" (RT)
Q = 283.43'
L = 283.43'
R = 2,885.00'
P.C. Sta 99+92.47
P.T. Sta 105+57.48



WILLIAMSON COUNTY, TEXAS



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10084300

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

R. MCNUTT SURVEY,
ABSTRACT 422

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C5	09°48'06"	2,800.00'	479.00'	478.41'	S06°52'42"E
C6	09°56'02"	2,815.00'	488.06'	487.45'	N06°56'40"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L17	N54°50'20"E	3.27'
L18	S31°26'37"W	15.00'

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 102+75.90
N 10, 170,009.14
E 3,157,004.13
Δ = 11°17'58" (RT)
D = 01°59'59"
T = 283.43'
L = 565.01'
R = 2,865.00'
P.C. Sta 99+92.47
P.T. Sta 105+57.48

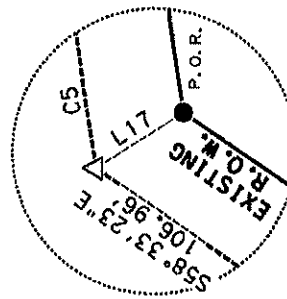
POT Sta. 98+04.82

ENGINEER'S CENTERLINE
N3°16'37"W 187.65'

100+00

15' TEMPORARY
CONSTRUCTION
EASEMENT

U.S. HIGHWAY 79
VARIABLE WIDTH R.O.W.
CSJ. NO. 0204-01-052
& 0204-01-059
(UNKNOWN DATE)



DETAIL "P"
NOT TO SCALE

GRANT KAISER
TRACT 3: 5.031 ACRES
DOC. NO. 2011065991
O. P. R. W. C. TX.



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\DGN V81\Waterline Easement\CR 110 WL ESMT_2
PAGE 29 OF 30
REF. FIELD NOTE NO. 33896

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----

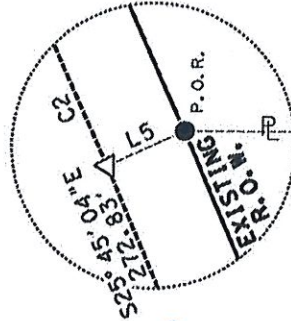
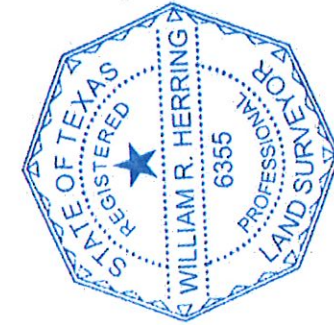
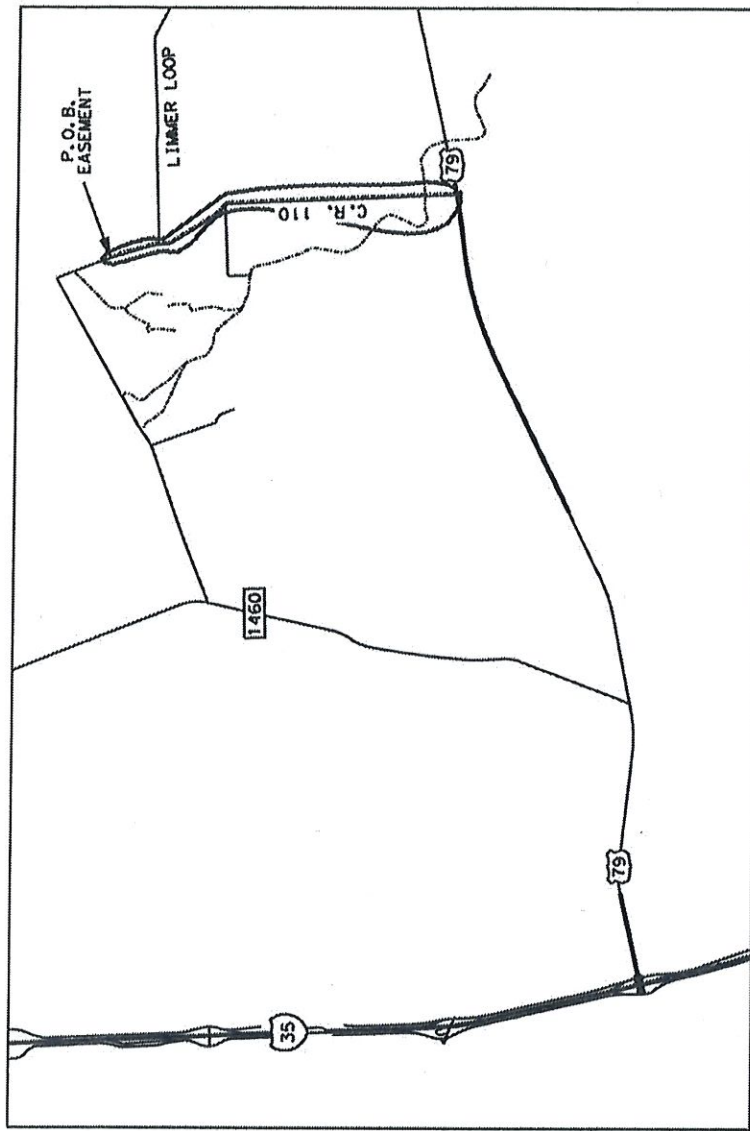


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0375
Fax: (512) 526-3029
Texas Prof. Registration No. 10064300

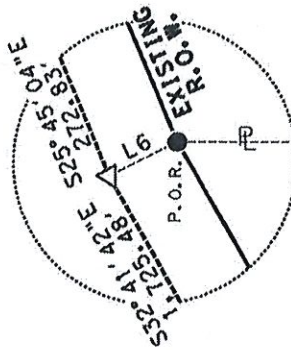
PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

LEGEND

- 1/2" PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" - FOUND UNLESS NOTED
- 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
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



DETAIL "E"
NOT TO SCALE



DETAIL "F"
NOT TO SCALE

NOTES:

1. 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.
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. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
- * 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.

4/17/2017
DATE

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



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
WATERLINE EASEMENT
3.965 AC. (172,710 SQ. FT.)

FILE: \\saminc\projects\101703821\1100\Survey\02Base\DGN v81\WaterLine Easement\CR 110 WL ESMT-2
EXISTING N/A ACQUIRE N/A REMAINING N/A

PAGE 30 OF 30

REF. FIELD NOTE NO. 33896

EXHIBIT B

County: Williamson
Parcel No.: Temporary Construction Easement
Highway: CR 110
Limits: From: U.S. Highway 79
To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION OF A 3.969 ACRE (172,899 SQ. FT.) 15 FOOT-WIDE TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE WM. DUNN SURVEY, ABSTRACT 196, AND THE R. MCNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF COUNTY ROAD 110 (C.R. 110), A VARIABLE WIDTH RIGHT-OF-WAY, NO RECORD INFORMATION FOUND, SAID 3.969 ACRE (172,899 SQ. FT.) EASEMENT, AS SHOWN ON AN EASEMENT SKETCH PREPARED BY SAM, LLC., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch Iron rod found 68.00 feet right of C.R. 110 Engineers Centerline Station (E.C.S) 214+18.50 on the existing east right-of-way line of said C.R. 110, same being on the south line of a 22.006 acre tract of land, described as Tract 5 in a deed to Siena North Devco, Inc., recorded in Document No. 2016056625, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), for the northwest corner of a 10.0 acre tract of land, described in a deed to Jonah Water Special Utility District, recorded in Document No. 2003012825, O.P.R.W.C.TX.;

A) **THENCE** S 68°53'44" W, with the existing east right-of-way line of said C.R. 110 and the south line of said 22.006 acre tract, a distance of 18.13 feet to a calculated point 50.00 feet right of C.R. 110 E.C.S. 214+16.35 for the northwest corner of a 15 foot wide waterline easement, said point being the beginning of a curve to the right, for the **POINT OF BEGINNING** (Grid = N:10179524.00, E:3154714.50) and the northeast corner of the easement described herein;

THENCE departing the existing east right-of-way line of said C.R. 110, with the west line of said 15 foot wide waterline easement, through the interior of said existing right-of-way of C.R. 110, the following twenty five (25) courses and distances numbered 1 – 25:

- 1) With said curve to the right, an arc distance of 71.37 feet, through a central angle of 00°48'35", having a radius of 5,050.00 feet, and a chord that bears S 13°47'06" E, a distance of 71.37 feet to a calculated point,
- 2) S 22°28'57" E, a distance of 182.71 feet to a calculated point,
- 3) S 11°43'09" E, a distance of 460.88 feet to a calculated point,
- 4) S 11°43'22" E, a distance of 291.53 feet to a calculated point, said point being the beginning of a curve to the left,
- 5) With said curve to the left, an arc distance of 424.53 feet, through a central angle of 15°38'32", having a radius of 1,555.00 feet, and a chord that bears S 19°48'43" E, a distance of 423.21 feet to a calculated point,
- 6) S 25°45'04" E, a distance of 273.49 feet to a calculated point,

- 7) S 32°41'42" E, a distance of 1,728.56 feet to a calculated point,
- 8) S 49°11'46" E, a distance of 129.03 feet to a calculated point,
- 9) S 20°02'29" E, a distance of 77.07 feet to a calculated point,
- 10) S 17°32'56" E, a distance of 90.92 feet to a calculated point,
- 11) S 03°24'09" E, a distance of 64.48 feet to a calculated point, said point being the beginning of a curve to the right,
- 12) With said curve to the right, an arc distance of 384.87 feet, through a central angle of 17°38'28", having a radius of 1,250.00 feet, and a chord that bears S 11°11'02" E, a distance of 383.35 feet to a calculated point,
- 13) S 02°21'47" E, a distance of 1,622.94 feet to a calculated point,
- 14) N 87°38'13" E, a distance of 12.36 feet to a calculated point,
- 15) S 02°19'40" E, a distance of 1,395.36 feet to a calculated point,
- 16) S 02°27'49" E, a distance of 65.39 feet to a calculated point, from which a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" bears N 84°43'25" E, a distance of 3.04 feet,
- 17) S 02°19'08" E, a distance of 424.44 feet to a calculated point,
- 18) S 02°58'32" E, a distance of 20.01 feet to a calculated point,
- 19) S 02°21'47" E, a distance of 791.32 feet to a calculated point,
- 20) S 00°16'04" E, a distance of 287.67 feet to a calculated point,
- 21) S 02°56'41" E, a distance of 1,262.68 feet to a calculated point, said point being the beginning of a curve to the right,
- 22) With said curve to the right, an arc distance of 169.66 feet, through a central angle of 00°58'02", having a radius of 10,050.00 feet, and a chord that bears S 02°27'40" E, a distance of 169.66 feet to a calculated point,
- 23) S 01°58'39" E, a distance of 660.44 feet to a calculated point, said point being the beginning of a curve to the left,
- 24) With said curve to the left, an arc distance of 488.06 feet, through a central angle of 09°56'02", having a radius of 2,815.00 feet, and a chord that bears S 06°56'40" E, a distance of 487.45 feet to a calculated point, for the most westerly southwest corner of said 15 foot wide waterline easement, and
- 25) S 58°33'23" E, a distance of 113.43 feet to a calculated point, for the most southerly southwest corner of said 15 foot wide waterline easement and the southeast corner of the easement described herein;

THENCE departing the west line of said 15 foot wide waterline easement, continuing through the interior of said existing right-of-way of C.R. 110, the following twenty five (25) courses and distances numbered 26– 51:

- 26) S 31°26'37" W, a distance of 15.00 feet to a calculated point, for the most southerly southwest corner of the easement described herein,
- 27) N 58°33'23" W, a distance of 119.89 feet to a calculated point, said point being the beginning of a curve to the right, for the most westerly southwest corner of the easement described herein,
- 28) With said curve to the right, an arc distance of 497.13 feet, through a central angle of 10°03'54", having a radius of 2,830.00 feet, and a chord that bears N 07°00'36" W, a distance of 496.49 feet to a calculated point,
- 29) N 01°58'39" W, a distance of 660.44 feet to a calculated point, said point being the beginning of a curve to the left,
- 30) With said curve to the left, an arc distance of 169.41 feet, through a central angle of 00°58'02", having a radius of 10,035.00 feet, and a chord that bears N 02°27'40" W, a distance of 169.41 feet to a calculated point,
- 31) N 02°56'41" W, a distance of 1,263.03 feet to a calculated point,
- 32) N 00°16'04" W, a distance of 287.74 feet to a calculated point,
- 33) N 02°21'47" W, a distance of 790.96 feet to a calculated point,
- 34) N 02°58'32" W, a distance of 20.01 feet to a calculated point,
- 35) N 02°19'08" W, a distance of 424.51 feet to a calculated point,
- 36) N 02°27'49" W, a distance of 65.39 feet to a calculated point,
- 37) N 02°19'40" W, a distance of 1,347.18 feet to a calculated point,
- 38) S 87°38'13" W, a distance of 12.33 feet to a calculated point,
- 39) N 02°21'47" W, a distance of 1,671.13 feet to a calculated point, said point being the beginning of a curve to the left,
- 40) With said curve to the left, an arc distance of 382.44 feet, through a central angle of 17°44'33", having a radius of 1,235.00 feet, and a chord that bears N 11°14'04" W, a distance of 380.91 feet to a calculated point,
- 41) N 03°24'09" W, a distance of 64.81 feet to a calculated point,
- 42) N 17°32'56" W, a distance of 88.74 feet to a calculated point,
- 43) N 20°02'29" W, a distance of 72.84 feet to a calculated point,
- 44) N 49°11'46" W, a distance of 127.30 feet to a calculated point,
- 45) N 32°41'42" W, a distance of 1,731.65 feet to a calculated point,

- 46) N 25°45'04" W, a distance of 274.15 feet to a calculated point, said point being the beginning of a curve to the right,
- 47) With said curve to the right, an arc distance of 428.38 feet, through a central angle of 15°38'00", having a radius of 1,570.00 feet, and a chord that bears N 19°48'27" W, a distance of 427.05 feet to a calculated point,
- 48) N 11°43'22" W, a distance of 291.60 feet to a calculated point,
- 49) N 11°43'09" W, a distance of 459.47 feet to a calculated point,
- 50) N 22°28'57" W, a distance of 182.49 feet to a calculated point, said point being the beginning of a curve to the left, and
- 51) With said curve to the left, an arc distance of 70.53 feet, through a central angle of 00°48'09", having a radius of 5,035.00 feet, and a chord that bears N 13°46'05" W, a distance of 70.53 feet to a calculated point on the existing east right-of-way line of said C.R. 110, same being the south line of said 22.006 acre tract, for the northwest corner of the easement described herein,
- 52) **THENCE** N 68°53'44" E, with the existing east right-of-way line of said C.R. 110, same being the south line of said 22.006 acre tract, a distance of 15.11 feet to the **POINT OF BEGINNING** and containing 3.969 acres (172,899 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
COUNTY OF WILLIAMSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That I, William R. 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 17th day of April, 2017.

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



William R. Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 48' 35"	5,050.00'	71.37'	71.37'	S13° 47' 06" E
C10	00° 48' 09"	5,035.00'	70.53'	70.53'	N13° 46' 05" W

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 213+96.77
N 10, 180, 715.133
E 3, 155, 653.108
Δ = 04° 29' 26" (LT)
D = 01° 08' 45"
T = 196.04'
L = 391.88'
R = 5,000.00'
P.C. Sta 212+00.73
P.T. Sta 215+92.61

PT Sta.
215+92.61

EXISTING R.O.W.

PC Sta. 212+00.73

ENGINEER'S CENTERLINE
M11° 43' 09" W 778.6'

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)

(NO RECORD INFORMATION FOUND)
N22° 28' 51" W 182.49'

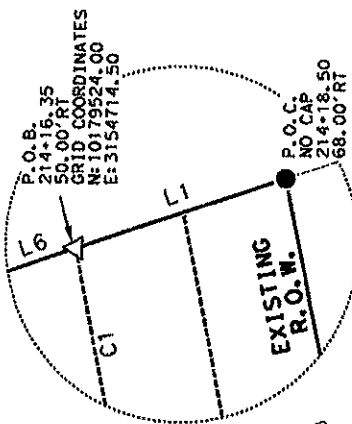
N11° 43' 09" W 459.47'

S11° 43' 09" E 460.88'

EXISTING R.O.W.

JONAH WATER SPECIAL UTILITY DIST
CALLED TO 0 ACRES
DOC. NO. 2003012825
O.P.R.W.C.TX.

SIENA NORTH DEVCO, INC.
TRACT 5
CALLED 22.006 ACRES
DOC. NO. 2016056625
O.P.R.W.C.TX.



WM. DUNN SURVEY, 196
ABSTRACT

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68° 53' 44" W	18.13'
L6	N68° 53' 44" E	15.11'



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\DCM V8\1\TCE\CR 110 TCE-1.dgn
PAGE 5 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 00864-000

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

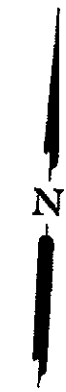
EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Pro Registration No. 1006-0300



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)



EXISTING R.O.W.

N11°43'09"W 778.16'

ENGINEER'S CENTERLINE

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

15' TEMPORARY
CONSTRUCTION
EASEMENT

N11°43'09"W 459.47'

S11°43'09"E 460.88'

15' WATERLINE EASEMENT

JONAH WATER SPECIAL UTILITY DIST
CALLED 10.0 ACRES
DOC. NO. 2003012825
O.P.R.W.C. TX.

WM. DUNN SURVEY.
ABSTRACT 196

SIENA NORTH DEVCO, INC.
TRACT 6
CALLED 13.16 ACRES
DOC. NO. 2016056625
O.P.R.W.C. TX.

EXISTING R.O.W.

N11°43'22"W 291.60'

S11°43'22"E 291.53'

COUNTY ROAD 109
VARIABLE WIDTH ROW
DOC. NO. 2007036766
O.P.R.W.C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	15°38'32"	1,555.00'	424.53'	423.21'	S19°48'43"E
C9	15°38'00"	1,570.00'	428.38'	427.05'	N19°48'27"W

WM. DUNN SURVEY,
ABSTRACT 196

MATCH SHEET 6 OF 29

APPROXIMATE LOCATION
OF SURVEY LINE

COUNTY ROAD 109
VARIABLE WIDTH ROW
DOC. NO. 2007036766
O. P. R. W. C. TX.

PAGE 7 OF 29
REF. FIELD NOTE NO. 33913
FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\02Base.dgn

EXISTING N/A

ACQUIRE N/A

REMAINING N/A

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10054350



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

W. DONAHUE JR. SURVEY,
ABSTRACT 172

EXISTING R.O.W.

205+00 N11°43'09"W 778.16'

PT Sta. 204+22.58

ENGINEER'S CENTERLINE

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

N11°43'22"W 291.60'

15' TEMPORARY
CONSTRUCTION
EASEMENT

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 201+26.32
N 10, 179, 464.52
Δ = 3, 155, 312.54
Δ = 20° 58' 33" (RT)
D = 03° 30' 00"
T = 303.04'
L = 598.30'
R = 1,637.00'
P.C. Sta 198+23.28
P.T. Sta 204+22.58

EXISTING R.O.W.

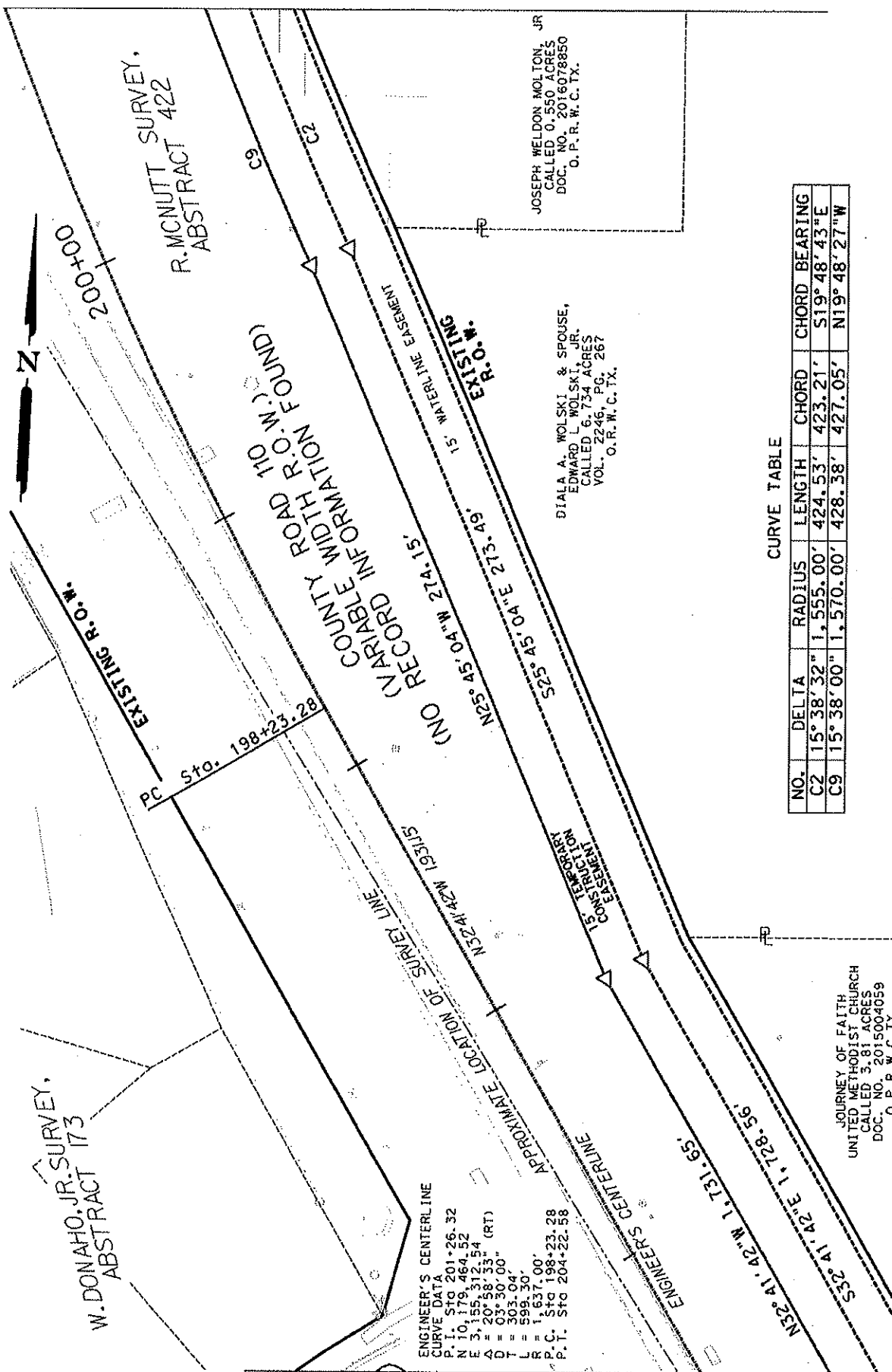
15' WATERLINE
EASEMENT

ENG PARTNERSHIP, LLC
CALLED 1.982 ACRES
DOC. NO. 2016076835
O. P. R. W. C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422

JOSEPH WELDON MOLTEN, JR.
CALLED 0.550 ACRES
DOC. NO. 2016078850
O. P. R. W. C. TX.

MATCH SHEET 8 OF 29



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	15° 38' 32"	1,555.00'	424.53'	423.21'	S19° 48' 43" E
C9	15° 38' 00"	1,570.00'	428.38'	427.05'	N19° 48' 27" W

PAGE 8 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A

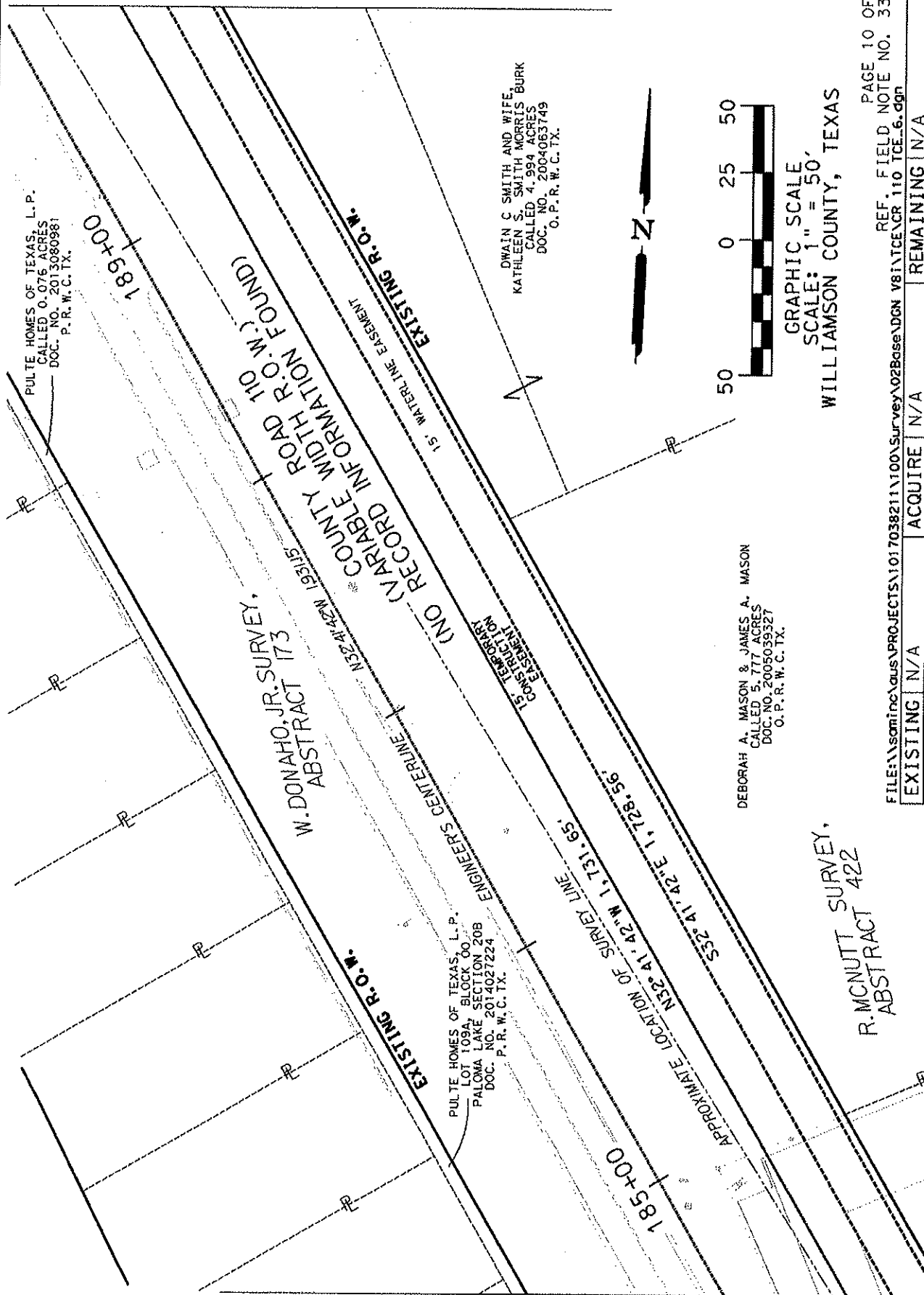


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)



GRAPHIC SCALE:
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS



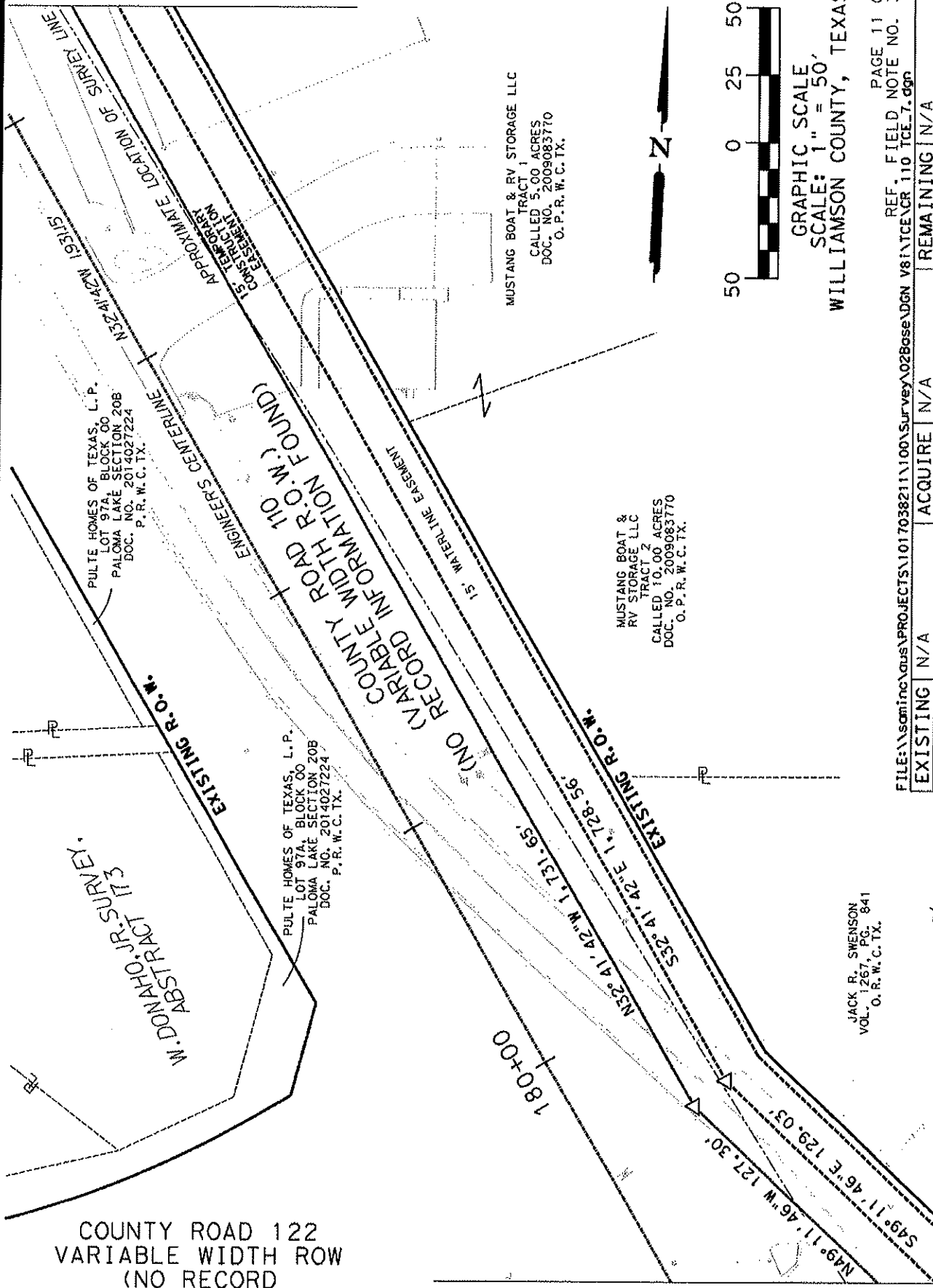
FILES: \\soninc\nc\projects\101703821\100\Survey\02Base\01\TCE_6.dgn
REF. FIELD NOTE NO. 33913
PAGE 10 OF 29

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 12064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Base\02N V81\TCE\CR 110 TCE-7.dgn
REF. FIELD NOTE NO. 33913
PAGE 11 OF 29
EXISTING N/A ACQUIRE N/A REMAINING N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064000

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

R. MCNUTT SURVEY, ABSTRACT 422

COUNTY ROAD 122
VARIABLE WIDTH ROW
(NO RECORD INFORMATION FOUND)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	17° 38' 28"	1,250.00'	384.87'	383.35'	S11° 11' 02" E
C8	17° 44' 33"	1,235.00'	382.44'	380.91'	N11° 14' 04" W

COUNTY ROAD 110 (VARIALE INFORMATION FOUND)
(NO RECORD INFORMATION FOUND)

EXISTING
R.O.W.

ENGINEER'S CENTERLINE

CURVE DATA
P.T. 175+92.13
R. 1,250.00'
C. 384.87'
E. 383.35'
D. 17° 38' 28"
L. 1,250.00'
P.T. 175+92.13

175+00

S49° 11' 46" E
129.03'

N49° 11' 46" W
127.30'

N20° 02' 29" W
12.84'

S20° 02' 29" E
11.07'

N17° 32' 56" W
88.74'

S17° 32' 56" E
90.92'

N03° 24' 09" W
64.81'

S03° 24' 09" E
64.48'

15' WATERLINE EASEMENT

EXISTING
R.O.W.

C8

C3

15' TEMPORARY
CONSTRUCTION
EASEMENT

SIENA NORTH DEVCO, INC.
DOC. NO. 2016056625
O.P.R.W.C. TX.

SIENA NORTH DEVCO, INC.
DOC. NO. 2016056625
O.P.R.W.C. TX.

JACK R. SWENSON
VOL. 1267, PG. 841
O.R.W.C. TX.

PT. 5+0
178+92.13

APPROXIMATE LOCATION
OF SURVEY LINE

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE,
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10084320

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 Sq. Ft.)

R. MCNUTT SURVEY,
ABSTRACT 422

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

170+00

ENGINEER'S CENTERLINE
N02°21'47"W 445972

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 175+82.12
N 10, 177, 310.58
E 3, 156, 695.07
Δ = 30°19'55" (LT)
D = 04°46'29"
T = 325.27
L = 635.27
R = 1,200.00'
P.C. Sta 172+56.86
P.T. Sta 178+92.13

N02°21'47"W 1,671.13'

C8

15' WATERLINE EASEMENT S02°21'47"E 1,622.94'

C3

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRAC 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

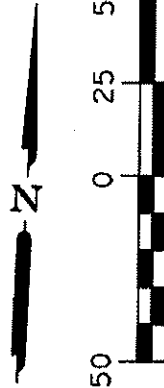
SIENA NORTH DEVCO, INC.
DOC. NO. 2016056625
O. P. R. W. C. TX.

MOZART STREET

15' TEMPORARY
CONSTRUCTION
EASEMENT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	17°38'28"	1,250.00'	384.87'	383.35'	S11°11'02"E
C8	17°44'33"	1,235.00'	382.44'	380.91'	N11°14'04"W



GRAPHIC SCALE.
SCALE: 1" = 50'.
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\1017038211\100\Survey\02Bose\02Bose\110\TCE_9.dgn
EXISTING N/A ACQUIRE N/A REMAINING N/A
PAGE 13 OF 29
REF. FIELD NOTE NO. 33913



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0375
Fax: (512) 326-3029
Texas Real Estate License No. 10084329

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

165+00

ENGINEER'S CENTERLINE

N02°21'47"W 4459.72'

169+00

N02°21'47"W 1,671.13'

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

S02°21'47"E 1,622.94'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

R. MCNUITT SURVEY.
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\us\us\PROJECTS\101703821\100\Survey\02Base\DGN V8\TCE\CR 110 TCE-10.dgn
PAGE 14 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78755
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10084-000

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

160+00

ENGINEER'S CENTERLINE
N02°21'47"W 4,459.72'

164+00

N02°21'47"W 1,671.13'

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

S02°21'47"E 1,622.94'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\samiing\aus\PROJECTS\1017038211\100\Survey\02Base\DGN V81\TCE\CR 110 TCE-11.dgn
PAGE 15 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064-000

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

155+00

ENGINEER'S CENTERLINE

N02°21'47"W 4,459.72'

159+00

S87°38'13"W
12.33'

N02°19'40"W 1,347.18'

N02°21'47"W 1,671.13'

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

N87°38'13"E
12.36'

S02°21'47"E 1,622.94'

S02°19'40"E 1,395.36'

EXISTING R.O.W.

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 2
CALLED 18.547 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O. P. R. W. C. TX.

LOT 1-B, BLOCK CC
SIENA PHASE 1, SECTION 25
DOC. NO. 2015003378
O. P. R. W. C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\soninc\us\PROJECTS\101703821\1100\Survey\02Base\DGN V8\ICE\CR 110 ICE_12.dgn
PAGE 16 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Real Estate License No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

PORANO CIRCLE
VARIABLE WIDTH ROW
DOC. NO. 2015008675
O.P.R.W.C.TX.

R. MCNUITT SURVEY,
ABSTRACT 422

EXISTING R.O.W.

SIENNA MUNICIPAL UTILITY DISTRICT NO. 1
DOC. NO. 2016053677
O.P.R.W.C.TX.
LOT 1A, BLOCK 11
SIENNA SECTION 23A
DOC. NO. 2015008675
O.P.R.W.C.TX.

151+00

ENGINEER'S CENTERLINE
N02°21'47"W 445972

154+00

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

N02°19'40"W 1,347.18'

15' TEMPORARY
CONSTRUCTION
EASEMENT

S02°19'40"E 1,395.36'

15' WATERLINE EASEMENT

EXISTING R.O.W.

SIENNA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R.W.C.TX.

LOT 1-B, BLOCK CC
SIENNA PHASE 1, SECTION 25
DOC. NO. 2015003378
O.P.R.W.C.TX.

DOUBLE J INVESTMENTS, L.P.
CALLED 1.00 ACRES
DOC. NO. 2013082042
O.P.R.W.C.TX.

SIENNA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R.W.C.TX.

LOT 1-B, BLOCK CC
SIENNA PHASE 1, SECTION 25
DOC. NO. 2015003378
O.P.R.W.C.TX.



FILE: \\saminc\us\PROJECTS\101703821\1001\Survey\02Base\02GN v8\1\TCE\CR 110 TCE-13.dgn
PAGE 17 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0375
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

146+00

ENGINEER'S CENTERLINE
N02°21'47"W 4459.72'

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

N02°19'40"W 1,347.18'

15' TEMPORARY
CONSTRUCTION
EASEMENT

S02°19'40"E 1,395.36'

15' WATERLINE EASEMENT

EXISTING R.O.W.

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R.W. C. TX.

LOT 1-B, BLOCK CC
SIENA PHASE 1, SECTION 25
DOC. NO. 2015003378
O.P.R.W. C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\usapros\PROJECTS\101703821\100\Survey\02Base\DGN V81\TCE\CR 110 TCE_14.dgn
PAGE 18 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Fire Registration No. 10084500

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3,969 AC. (172,899 SQ. FT.)

LINE TABLE

LINE NO.	BEARING	DISTANCE
12	N84°43'25"E	3.04'

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

141+00

144+00

ENGINEER'S CENTERLINE
N02°21'47"W 4459.72'

N02°19'08"W 424.51'

N02°27'49"W 65.39'

N02°19'40"W 1,347.18'

S02°19'08"E 424.44'

S02°27'49"E 65.39'

S02°19'40"E 1,395.36'

15' TEMPORARY
CONSTRUCTION
EASEMENT

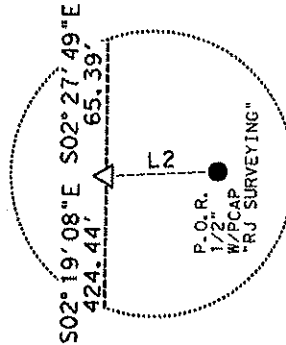
15' WATERLINE EASEMENT

EXISTING R.O.W.

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
LOT 1-A, BLOCK AA
SIENA PHASE 1, SECTION 24
DOC. NO. 2014074642
O.P.R.W.C.TX.

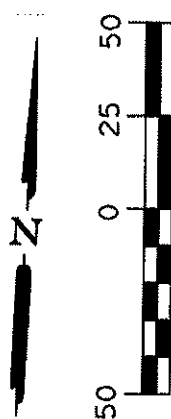
SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
DOC. NO. 2016053676
O.P.R.W.C.TX.
LOT 1-B, BLOCK CC
SIENA PHASE 1, SECTION 25
DOC. NO. 2015003578
O.P.R.W.C.TX.

PARMA STREET
(65' WIDE RIGHT-OF-WAY)
(PER PLAT DOC. NO. 2013086194)
O.P.R.W.C.TX.



DETAIL "B"
NOT TO SCALE

R.MCNUTT SURVEY,
ABSTRACT 422



WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\nc\us\PROJECTS\101703821\1100\Survey\02Bose\DCN V8\INCE\CR 110 ICE_15.dgn
PAGE 19 OF 29
REF. FIELD NOTE NO. 33913
1CE_15.dgn

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 12056300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

136+00

ENGINEER'S CENTERLINE
N02°21'47"W 4459.72

140+00

N02°21'47"W 790.96'

L5

N02°19'08"W 424.51'

15' TEMPORARY
CONSTRUCTION
EASEMENT

L3

S02°19'08"E 424.44'

15' WATERLINE EASEMENT

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 4: 68.96 ACRES
DOC. NO. 2016056625
O.P.R.W. C. TX.

SIENA MUNICIPAL UTILITY
DISTRICT NO. 1
LOT 1-A, BLOCK AA
SIENA PHASE 1 SECTION 24
DOC. NO. 2014074642
O.P.R.W. C. TX.

R. MCNUTT SURVEY.
ABSTRACT 422

LINE TABLE

LINE NO.	BEARING	DISTANCE
L3	S02°58'32"E	20.01'
L5	N02°58'32"W	20.01'



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\projects\101703821\100\Survey\02Base\DON V81TCE\CR 110 TCE_16.dgn
PAGE 20 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 526-3029
Texas Firm Registration No. 10064000

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

131+00

ENGINEER'S CENTERLINE

N02°21'47"W 4,459.72'

135+00

N02°21'47"W 790.96'

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

S02°21'47"E 791.32'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422

SIENA NORTH DEVCO, INC.
TRACT 4: 68.96 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.



FILE: \\saminc\aus\PROJECTS\101703821\100\Survey\02Bose\DCN V81\TCE\CR 110 TCE_17.dgn
PAGE 21 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

SOFIA PL.
(65' WIDE RIGHT-OF-WAY)
(DOC. NO. 2013040558)
O.P.R.W.C. TX.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

PT Sta. 127+97.14

PC Sta. 126+95.63

126+00

130+00

ENGINEER'S CENTERLINE
N02°21'47"W 4,459.12'

N02°56'41"W 1,263.03'

N02°56'41"W 1,263.03'

S02°56'41"E
1,262.68'

N00°16'04"W 287.74'

15' TEMPORARY
CONSTRUCTION
EASEMENT

N02°21'47"W 790.96'

S00°16'04"E 287.67'

S02°21'47"E 791.32'

EXISTING R.O.W.

ENGINEER'S CENTERLINE
CURVE DATA

P-1: Sta 127+46.38
N 10,172,478.95
E 3,156,894.46
Δ = 00°34'54" (RT)
D = 00°34'23"
T = 50.75'
L = 101.51'
R = 10,000.00'
P.C. Sta 126+95.63
P.T. Sta 127+97.14

STENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O.P.R.W.C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\1100\Survey\02Base\DGN vb\TCE\CR 110 TCE-18.dgn
PAGE 22 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

125+00

121+00

ENGINEER'S CENTERLINE

N02°56'41"W 1,308.89'

N02°56'41"W 1,263.03'

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

S02°56'41"E 1,262.68'

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O.P.R. W.C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422



FILE: \\saminc\us\PROJECTS\101703821\100\Survey\02Base\DCN V8\1\TCE\CR 110 TCE_19.dgn
PAGE 23 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0375
Fax: (512) 326-3029
Texas Survey Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

120+00

ENGINEERS CENTERLINE
N02°56'41"W 1,308.89'

N02°56'41"W 1,263.03'

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

EXISTING R.O.W.

SIENA NORTH DEVCO, INC.
TRACT 4: 68.96 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

GRANT KAISER
TRACT 1: 26.456 ACRES
DOC. NO. 2011065991
O. P. R. W. C. TX.

SIENA NORTH DEVCO, INC.
TRACT 3: 12.01 ACRES
DOC. NO. 2016056625
O. P. R. W. C. TX.

R. MCNUTT SURVEY,
ABSTRACT 422



FILE: \\saminc\us\PROJECTS\101703821\1100\Survey\02Base\DCN V81\TCE\CR 110 TCE_20.dgn
PAGE 24 OF 29
REF. FIELD NOTE NO. 33913

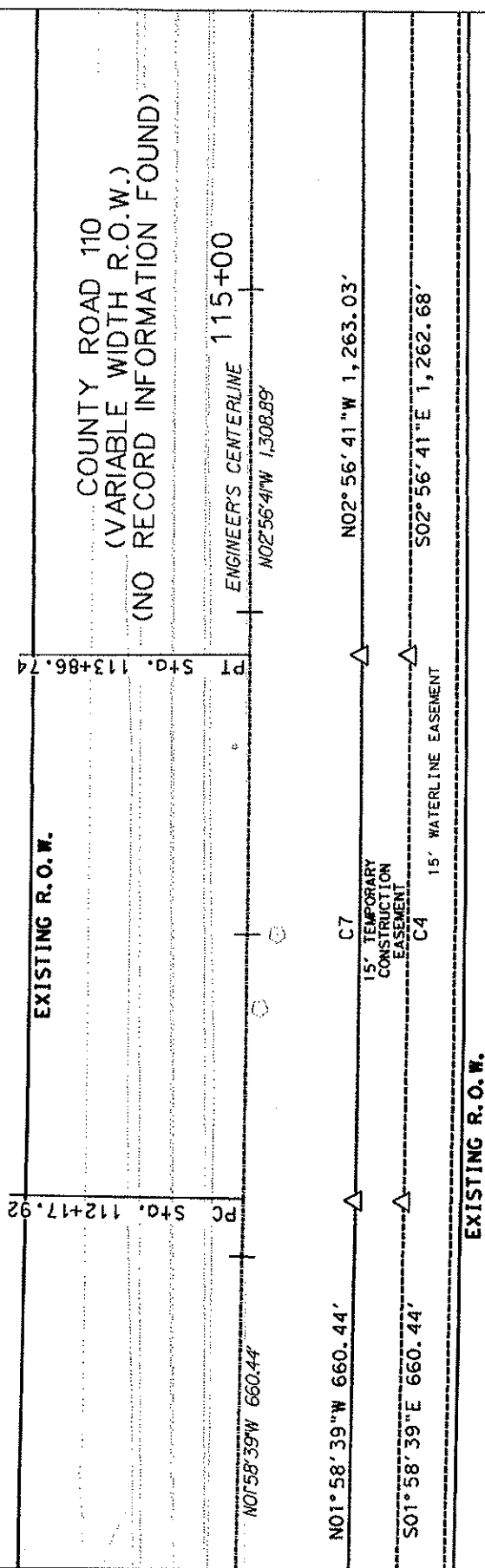
EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0375
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

R. MCNUITT SURVEY,
ABSTRACT 422

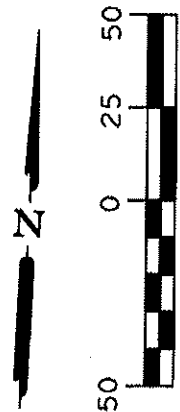


ENGINEER'S CENTERLINE
CURVE DATA
P.T. Sta 112+17.92
N 10° 13' 02" E 33
E 31° 10' 36" S 80
Δ = 00° 58' 02" (LT)
D = 00° 34' 23"
T = 84.41'
L = 166.82'
R = 10,000.00'
P.C. Sta 112+17.92
P.T. Sta 113+86.74

GRANT KAISER
TRACT 1: 26.456 ACRES
DOC. NO. 2011065991
O.P.R.W.C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	00° 58' 02"	10,050.00'	169.66'	169.66'	S02° 27' 40" E
C7	00° 58' 02"	10,035.00'	169.41'	169.41'	N02° 27' 40" W



WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\1100\Survey\02Base\DGN V81\ICE\CR 110 ICE-21.dgn
PAGE 25 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAY SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE
N01°58'39"W 660.44'

110+00

N01°58'39"W 660.44'

15' WATERLINE EASEMENT

S01°58'39"E 660.44'

EXISTING R.O.W.

15' TEMPORARY
CONSTRUCTION
EASEMENT

GRANT KAISER
TRACT 2: 7.145 ACRES
DOC. NO. 2011065991
O. P. R. W. C. TX.

GRANT KAISER
TRACT 1: 26.456 ACRES
DOC. NO. 2011065991
O. P. R. W. C. TX.

R. MCNUITT SURVEY,
ABSTRACT 422



GRAPHIC SCALE,
SCALE: 1" = 50',
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\101703821\1100\Survey\02Base\DGN v8\TCE\CR 110 TCE_22.dgn
PAGE 26 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

PT Sta. 105+57.48

N01°58'39"W 660.44'

N01°58'39"W 660.44'

S01°58'39"E 660.44'

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE

102+00

105+00

C6

C5

15' TEMPORARY
CONSTRUCTION
EASEMENT

15' WATERLINE EASEMENT

EXISTING
R.O.W.

GRANT KAISER
TRACT 2: 7.145 ACRES
DOC. NO. 2011065991
O. P. R. W. C. TX.

GRANT KAISER
TRACT 3: 5.031 ACRES
DOC. NO. 2011065991
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 102+75.90
N 10.170.005.14
E 3.157.004.13
D = 01°58'39" (RT)
T = 283.43'
L = 563.01'
P.C. Sta 99+92.47
P.T. Sta 105+57.48

R. MCNUTT SURVEY.
ABSTRACT 422

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C5	09°56'02"	2,815.00'	488.06'	487.45'	S06°56'40"E
C6	10°03'54"	2,830.00'	497.13'	496.49'	N07°00'36"W

—Z—



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\soninc\aus\PROJECTS\101703821\100\Survey\02Base\DGN V8\INCE\110 TEE-23.dgn
PAGE 27 OF 29
REF. FIELD NOTE NO. 33913

EXISTING N/A ACQUIRE N/A REMAINING N/A



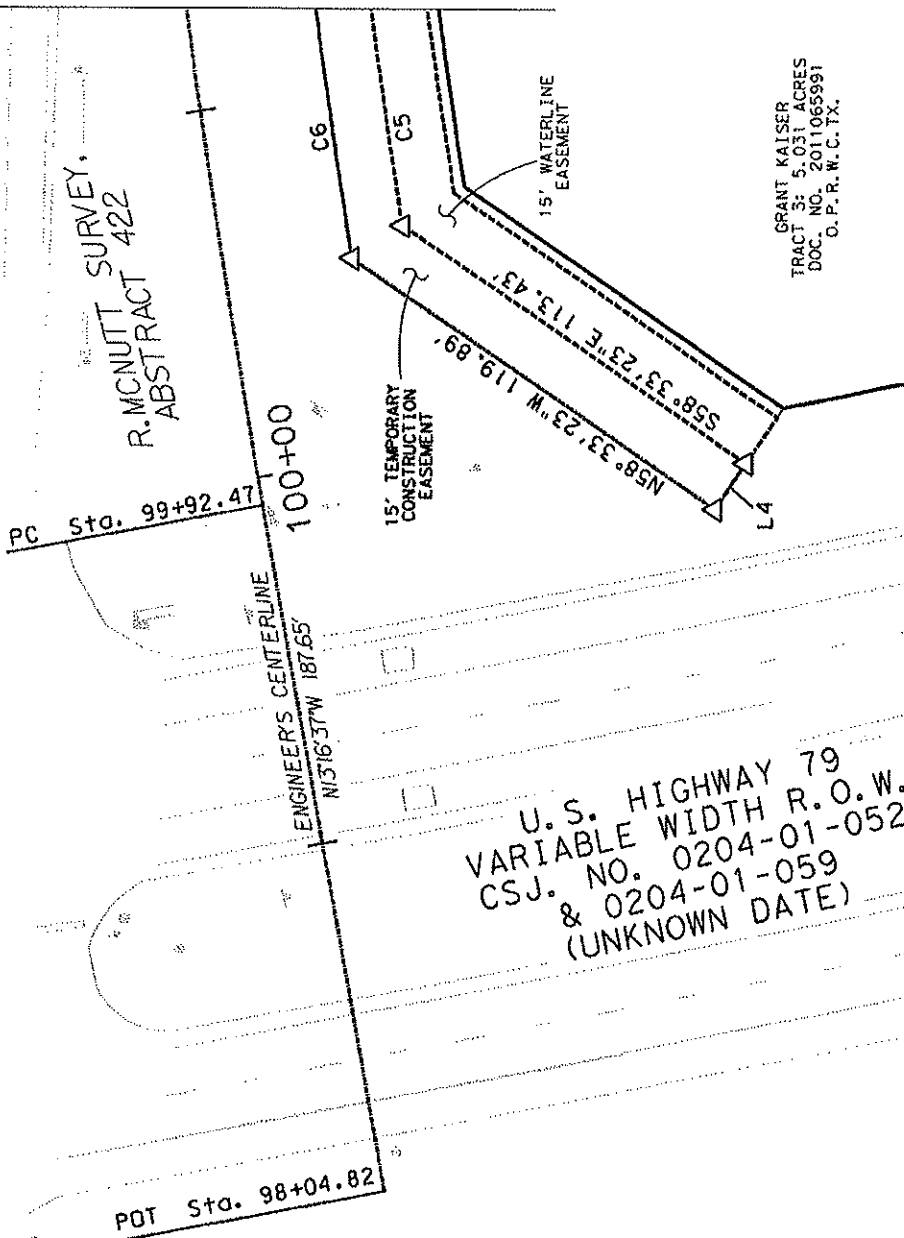
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

EXISTING R.O.W.

COUNTY ROAD 110
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

R. MCNUITT SURVEY,
ABSTRACT 422



U.S. HIGHWAY 79
VARIABLE WIDTH R.O.W.
CSJ. NO. 0204-01-052
& 0204-01-059
(UNKNOWN DATE)

GRANT KAISER
TRACT 3: 5.031 ACRES
DOC. NO. 2011065991
O.P.R.W.C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C5	09°56'02"	2,815.00'	488.06'	487.45'	S06°56'40"E
C6	10°03'54"	2,830.00'	497.13'	496.49'	N07°00'36"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L4	S31°26'37"W	15.00'

ENGINEER'S CENTERLINE
CURVE DATA
P.I. Sta 102+75.90
N 10,170,003.14
E 3,157,004.13
Δ = 11°17'58" (RT)
D = 01°59'59"
T = 283.43'
L = 565.01'
R = 2,865.00'
P.C. Sta 98+92.47
P.T. Sta 105+57.48



WILLIAMSON COUNTY, TEXAS

FILE: \\soninc\aus\PROJECTS\101703821\1100\Survey\02Base\DGN VB\TCE\CR 110 ICE-24.dgn
PAGE 28 OF 29
REF. FIELD NOTE NO. 33913

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Team Fax Registration No. 10064300

PLAT SHOWING
C.R. 110
TEMPORARY CONSTRUCTION EASEMENT
3.969 AC. (172,899 SQ. FT.)

LEGEND

- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" 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
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

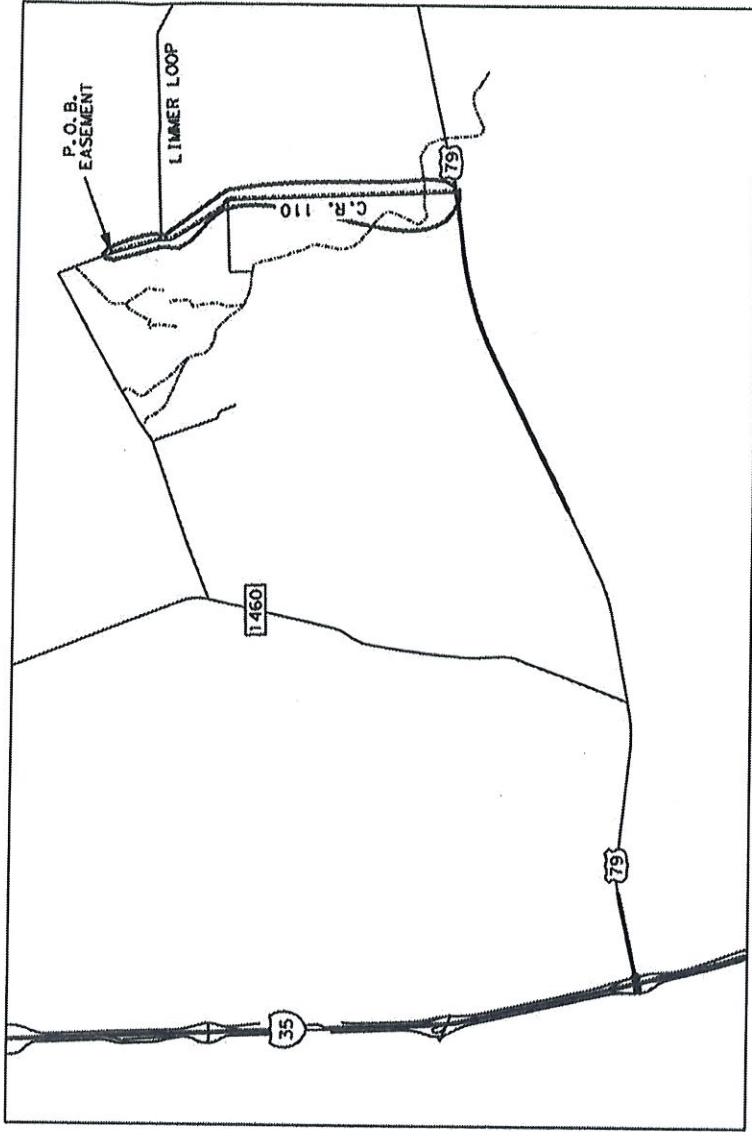


NOTES:

1. 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.
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. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
- * 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 R. Herring
 WILLIAM R. HERRING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6355, STATE OF TEXAS
 DATE 4/17/2019



FILE: \\saminc\aus\PROJECTS\1017038211\100\Survey\02Base\DGN v8\1\TCE\CR 110 TCE_24A.dgn
 REF. FIELD NOTE NO. 33913
 PAGE 29 OF 29

EXISTING	N/A	ACQUIRE	N/A	REMAINING	N/A
----------	-----	---------	-----	-----------	-----



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

PLAT SHOWING
 C.R. 110
 WATERLINE EASEMENT
 3.969 AC. (172,899 SQ. FT.)