

**RIGHT OF ENTRY, POSSESSION, USE AND
CONSTRUCTION AGREEMENT**
CR 110 Middle Right of Way

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

Nelson Homestead Family Partnership, Ltd., a Texas limited partnership ("Owner"), is the owner of approximately 1730.86 +/- acres of land in Williamson County, Texas (the "Owner's Entire Tract") which is described in Exhibit "A" attached hereto and incorporated herein by reference.

Williamson County, Texas ("Licensee") has advised Owner that it intends to acquire (1) fee simple title to the following parcels of land: (a) approximately 0.737 acre (+-32,092 SF)(Parcel 8M); (b) approximately 7.910 acres (+-344,541 SF)(Parcel 9M Part 1); (c) and approximately 8.796 acres (+-383,171 SF)(Parcel 9M Part 2) of land out of Owner's Entire Tract and which are described on Exhibits "B-D", attached hereto and incorporated herein by reference (save and except approximately 0.115 acre (+-5,000 SF) of land out of said Parcel 9M Part 2 and which is described and/or shown on Exhibit "D-1" attached hereto and incorporated herein by reference (the "Atmos Parcel")), and (2) drainage easement interests in and across the following parcels of land: (a) 1.140 acres (+-49,646SF)(Parcel 9M-E Part 1); and (b) approximately 0.892 acre (+-38,878 SF)(Parcel 9M-E Part 2) out of the Owner's Entire Tract and which are described on Exhibits "E-F" attached hereto and incorporated herein by reference (collectively, the "Right of Way Parcels") for the purpose of widening and improving CR 110 (the "Roadway Improvements") and constructing related appurtenances either by donation, purchase or, if Owner and Licensee are unable to agree on the terms of purchase, through condemnation. Licensee has also advised Owner that Licensee must have possession of the Right of Way Parcels at an earlier date than would be possible through formal condemnation proceedings in order to meet contractual and construction schedules for the Roadway Improvements.

Owner, as an accommodation to Licensee, is willing to allow Licensee to take possession of the Right of Way Parcels on the terms of this Agreement in recognition of the fact that Licensee is currently preparing final design required for proceeding with final right of way acquisitions for this section of the proposed Roadway Improvements.

Therefore, for good and valuable consideration, Owner and Licensee agree as follows:

1. Right of Entry. Upon execution of and subject to the terms of this Agreement, Licensee, its contractors and assignees may enter upon the Right of Way Parcels for the purpose of surveying, site review and analysis, utility relocation, and

actual construction of the Roadway Improvements prior to the acquisition of fee title or drainage easements to the Right of Way Parcels through condemnation, donation, or purchase. All contractors or assignees of Licensee must provide Owner with proof of insurance complying with Paragraph 8 of this Agreement before entering onto the Right of Way Parcels. Licensee agrees to provide Owner with the name and the phone number of the project manager for each contractor before that contractor enters onto the Right of Way Parcels.

2. Licensee's Rights. In connection with the surveying, site review and analysis, utility relocation, and actual construction of the Roadway Improvements as permitted hereunder, Licensee will have the full and exclusive right, within the boundaries of the Right of Way Parcels, to control and use the Right of Way Parcels, including the right to remove improvements; to erect and maintain fencing, traffic and pedestrian control devices, and signs; the right to clear trees and vegetation and the right to excavate, trench, fill, and grade, construct utilities, drainage facilities and roadways. Utility construction will include the relocation of water and wastewater lines, electrical lines, cable television lines, telephone lines, and gas lines and related facilities. Road construction will include the grading, cutting, and filling of the existing ground elevation; and construction of traffic signal and related control devices. Licensee and all of its contractors, assignees, utility relocation personnel, or other agents of any description, will confine their work to the Right of Way Parcels, and will not use or enter any portion of the Owner's Entire Tract, save and except the Right of Way Parcels (the "Remainder"), for access or any other purpose. If Owner currently has access to service or is entitled to access to service from any utilities which are existing or which are constructed under the terms of this Agreement, Owner will be entitled to continue to receive or access such service from the existing and newly constructed utilities. In no event will Licensee allow Atmos Energy or any of its affiliates use of or access to any portion of the Right of Way Parcels hereunder or otherwise, except to the extent of any recorded or other validly existing easement rights of Atmos in place as of the date of this Agreement.

3. Plans to be Furnished. Prior to commencement of construction, Licensee agrees to provide Owner with a copy of all plans and specifications for the Roadway Improvements as well as for any utility or drainage line which Licensee or its assignees intend to construct within the Right of Way Parcels. All construction shall be completed substantially in accordance with the final plans and specifications provided to Owner.

4. Grant Made without Prejudice; Reservation of Rights. This Agreement will not prejudice, in any way, Owner's right to receive full and just compensation for the Right of Way Parcels, including any improvements thereon. By entering into this Agreement, Owner does not waive any legal rights, causes of action, claims, demands or defenses under the Constitution of the United States, the Constitution and statutes of the State of Texas, the common law or any other provision of law or equity that Owner may have in connection with Licensee's exercise of its rights of eminent domain of the Right of Way Parcels, including Owner's right to contest procedural issues and any and all damages to and compensation for the Remainder. Owner expressly reserves, and does not waive, any claim it may have for damages if any activity permitted under this Agreement (i.e.,

channelization of existing grade to accommodate storm water runoff, grade separations, etc.) affects or creates a situation or condition that is detrimental to the value of the Remainder. Owner reserves the right to challenge, contest or appeal any aspect of the proceedings for acquisition, excluding only Licensee's authority to condemn. Neither party waives any of its legal rights, including any right to appeal or otherwise complain of any award by Special Commissioners or a court of competent jurisdiction. Owner expressly reserves fee title to the Right of Way Parcels, and the rights, and privileges granted by this Agreement will automatically terminate upon the closing of the sale of the Right of Way Parcels to Licensee and conveyance by Owner of the title to the Right of Way Parcels to Licensee, or the rendition of a final judgment in condemnation by a court of competent jurisdiction. This grant will, however, survive the termination of any purchase contract between Owner and Licensee or the institution of condemnation proceedings against the Right of Way Parcels.

5. Negotiation; Timing. Licensee agrees to negotiate with Owner in good faith with respect to the value of the Right of Way Parcels, the damage to the Remainder and any other related contractual issues, including access to and from the Remainder and across the proposed Roadway Improvements (i.e., location and permitting of access points and/or corresponding median breaks) and potential subsequent conveyance of the Atmos Parcel to Licensee. If (i) Licensee fails to provide Owner with an initial purchase offer to acquire the Right of Way Parcels within 90 days from the date of this Agreement or (ii) the parties fail to reach an agreement within **60** days from the date that Licensee provides Owner with an initial purchase offer to acquire the property, Owner, at its option, at any time thereafter, may notify Licensee that it desires that Licensee file a condemnation action with respect to one or more of the Right of Way Parcels and immediately ask the Court to appoint Special Commissioners and schedule a hearing at the earliest practical time. Licensee will initiate condemnation proceedings as to such Right of Way Parcel(s) within 60 days of the date of delivery of such notice from Owner, and will schedule a hearing at the earliest possible date. Licensee covenants that it will not seek to delay or continue the hearing and will take all procedural steps necessary to ensure that the hearing is held in a timely manner without any delays caused by Licensee.

6. Date of Taking. For negotiation or condemnation purposes, Owner and Licensee agree to and hereby designate the date of taking (on which the value the Right of Way Parcels is to be determined, and any damages to the Remainder are to be assessed) as the date any award rendered by the Special Commissioners is deposited by Licensee in the registry of the court.

7. Deposit of Award. Licensee agrees to deposit the award of the Special Commissioners in the registry of the court within 60 days of the Special Commissioners' award is filed with the court. This Agreement will expire 60 days after the filing of a Special Commissioners' award covering all of the Right of Way Parcels and damages to the Remainder unless Licensee deposits the Special Commissioners' award by such date.

8. Liability; Insurance. Licensee will be liable for all damage or injury to persons or property resulting from the activities of Licensee, its agents, employees, assignees,

contractors, subcontractors, or other parties in coming upon or about the Right of Way Parcels in connection with Licensee's activities upon the Right of Way Parcels. Licensee will obtain, and maintain in full force and effect, at all times during the term of this Agreement, and will require each of its contractors and assignees to obtain and maintain in effect at all times during which such contractors or assignees are performing work on or within the Right of Way Parcels, a policy or policies of insurance, in at least the minimum amounts required by the provisions of the current Williamson County Project Construction Manual for the Roadway Improvements, which will name Owner as an additional insured. This liability insurance will provide that it may not be canceled without at least 30 days written notice to Owner, and a certificate of insurance, confirming the required coverage, must be provided to Owner prior to Licensee or the contractor or assignee in question entering upon or commencing any construction activity on the Right of Way Parcels.

9. Use of Remainder; Damage to Other Property. Licensee acknowledges that Owner's Entire Tract is currently leased to Davidson Brothers and used for farming and livestock operations, and agrees that all activities on the Right of Way Parcels will be conducted in a manner in order to minimize interference with or interruption of such operations (including avoiding loss of or injury to livestock), or access to the Remainder by Owner or any of its tenants, and Licensee shall coordinate such activities in advance with Owner's tenant. Accordingly, prior to removing, cutting, modifying, or otherwise damaging any fence on Owner's Entire Tract, Licensee shall contact Owner and Owner's tenant and obtain Owner's approval thereto, which shall not be unreasonably withheld or delayed. In no event shall any fence located on Owner's Entire Tract be removed, cut, modified, or otherwise damaged by Licensee or its assignees or contractors until approved alternate fencing of comparable construction and quality is in place at Licensee's expense to maintain uninterrupted perimeter fencing of Owner's Entire Tract and/or the Remainder without any holes or gaps. Licensee will be responsible for either the immediate correction of, or prompt reimbursement of Owner for, any damage to any fencing, livestock, growing crops, or any property of Owner, its partners, its tenants, or their agents or employees caused by the activities of any of Licensee's assignees or contractors which are not authorized by the provisions of this Agreement. Licensee may obtain contact information for Owner's tenant from Owner upon request.

10. Effect of Agreement. The grant will survive the termination of any purchase agreement and shall survive any institution of any condemnation proceedings relating to the Right of Way Parcels. This grant will terminate and merge into any negotiated sale of the Right of Way Parcels and/or any final judgment in connection with any condemnation proceeding.

11. Notices. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by personal delivery or by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Owner or Licensee, as the case may be, at its address set forth below.

12. Authority. The parties each represent and warrant to the other that the signatories to this Agreement have the requisite power and authority to enter into this Agreement, to perform their respective obligations hereunder, and to complete the transaction as contemplated by this Agreement. The parties have each taken all action, corporate and otherwise, necessary to authorize the execution and delivery of this Agreement and the performance of their respective obligations under this Agreement and to complete the transactions contemplated hereby.

13. Binding Effect. This Agreement will be binding upon the heirs, devisees, executors, administrators, legal representatives, successors, assigns, contractors and subcontractors of each of the parties.

14. Costs. Licensee shall be responsible for any and all costs, expenses or repairs related to or necessitated by any work performed in connection with the obligations set out in this Agreement or the Roadway Improvements including, without limitation, engineering fees, the cost of fencing installed between the boundary of the Right of Way Parcels and the Remainder as shown on Exhibits "B-H", drainage work or repairs, septic system repairs, and well/waterline repairs.

[signature pages follow]

OWNER:

Nelson Homestead Family Partnership, Ltd., a Texas limited partnership

By: Nelson Homestead Management, L.L.C.,
a Texas limited liability company, its general partner

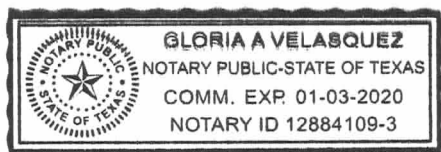
By: John C. Nelson
John C. Nelson
Manager

Address:
3404 Glenview Avenue
Austin, Texas 78703

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on this the 3 day of April, 2018 by John C. Nelson, in his capacity as Manager of Nelson Homestead Management, L.L.C., a Texas limited liability company, the general partner of Nelson Homestead Family Partnership, Ltd., a Texas limited partnership, for the purposes and consideration recited herein.



Gloria Velasquez
Notary Public, State of Texas
Printed Name: Gloria Velasquez
My Commission Expires: 01/03/2020

LICENSEE:

Williamson County, Texas

By: _____
Dan A. Gattis, County Judge

Address:
710 Main Street, Suite 101
Georgetown, Texas 78626

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on this the ____ day of _____, 2018 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:

After recording return to:

Don Childs
Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

EXHIBIT “A”

The land described as “Owner’s Entire Tract” is approximately 1730.86 acres of land, more or less, located in Williamson County, Texas, and more particularly described as two separate tracts of land as follows:

(a) 1629.95 acres of land, more or less, more particularly described in that certain Special Warranty Deed dated December 31, 1997 from Tom E. Nelson, Jr. and Nelson Homestead Management, LLC to Nelson Homestead Family Partnership, Ltd., and recorded as Document No. 9824078 in the Official Records of Williamson County, Texas, which Special Warranty Deed (including all exhibits thereto) is incorporated herein by reference for all purposes, SAVE AND EXCEPT: (i) two tracts of land totaling 35.674 acres of land, more or less, which property is more particularly described in that certain Special Warranty Deed dated November 21, 2002 and recorded as Document #2003002312 in the Official Public Records of Williamson County, Texas, (ii) a total of one and one-half (1.5) acres of land, more or less, described in that certain Donation Special Warranty Deed from Nelson Homestead Family Partnership, Ltd. to Williamson County, Texas dated January 17, 2012 and recorded as Document No. 2012004203 in the Official Public Records of Williamson County, Texas, and (iii) 0.395 acres, more or less, described in that certain Right of Way Deed from Nelson Homestead Family Partnership, Ltd. to Taylor Morrison of Texas, Inc., dated December 16, 2013, and recorded as Document No. 2013116367 in the Official Public Records of Williamson County, Texas; and

(b) 138.479 Acres of land, more or less, and being remaining land owned by Owner out of a parent tract of land containing 868.54 acres of land, more or less, which parent tract is more particularly described in that certain Special Warranty Deed dated December 31st, 1997 from Tom E. Nelson, Jr., Tom E. Nelson, III, Rebecca B. Nelson and John C. Nelson to Nelson Homestead Family Partnership, Ltd., and recorded as Document No. 9824076 in the Official Records of Williamson County, Texas, which Special Warranty Deed (including all exhibits thereto) is incorporated herein by reference for all purposes. Out of this property, approximately: (i) 111.07 Acres of land, more or less, are located north of Williamson County Road 112; and (ii) 27.409 Acres of land, more or less, are located south of Williamson County Road 112.

EXHIBIT **B**

County: Williamson
Parcel : 8M
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 8M

DESCRIPTION OF A 0.737 ACRE (32,092 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A REMAINDER PORTION OF THAT CALLED 868.54 ACRE TRACT OF LAND CITED IN SPECIAL WARRANTY DEED TO NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD. RECORDED IN DOCUMENT NO. 9824076 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 868.54 ACRES DESCRIBED IN WARRANTY DEED VOLUME 1133, PAGE 639 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS), SAID 0.737 ACRE (32,092 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found fence corner post, being a common boundary corner of said remainder portion of the 868.54 acre tract and a remainder portion of that called 1162.08 acre tract of land cited in Special Warranty Deed to Nelson Homestead Family Partnership, Ltd. recorded in Document No. 9824078 (1162.08 acres, Exhibit "A", 3), of the Official Records Of Williamson County, Texas, original 1605.03 acres described in Partition Deed (Sixth Tract) in Volume 305, Page 219 of the Deed Records Of Williamson County, Texas;

THENCE, with the common boundary line between said remainder of 868.54 acres and said remainder of 1162.08 acres, N 67°12'50" E for a distance of 371.48 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" (Grid Coordinates determined as N=10182509.82, E=3153419.72 TxSPC Zone 4203) set 113.00 feet left of proposed County Road (C.R.) 110 Baseline Station 246+69.96, being the proposed westerly right-of-way (ROW) line of C.R. 110 (variable width ROW), for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said proposed ROW line, continuing with said common boundary line, **N 67°12'50" E** for a distance of **103.93** feet to a 1/2" iron rod found in the existing westerly ROW line of C.R.110 (variable width ROW), being the northeasterly corner of said remainder portion of the 868.54 acre tract, also being the southeasterly corner of said remainder of 1162.08 acre tract, for the northeasterly corner of the herein described tract;
- 2) **THENCE**, departing said 1162.08 acre tract, with the existing westerly ROW line and the easterly boundary line of said remainder portion of the 868.54 acre tract, **S 19°30'47" E** for a distance of **349.10** feet to a 1/2" iron rod with plastic surveyors cap stamped "RJ Surveying" found at the intersection of said existing westerly ROW line of C.R. 110 and the existing northerly ROW line of C.R. 112 (variable width ROW), being the southeasterly corner of said remainder portion of the 868.54 acre tract, for the southeasterly corner of the herein described tract;
- 3) **THENCE**, departing said existing westerly ROW line of C.R. 110, with the boundary line of said remainder portion of the 868.54 acre tract and said existing northerly ROW line of C.R. 112, **S 60°18'18" W** for a distance of **77.69** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 113 feet left of proposed C.R. 110 Baseline Station 243+15.53, in the proposed westerly ROW line of said C.R. 110, for the southwesterly corner of the herein described tract;

THENCE, departing said existing northerly ROW line, through the interior of said remainder portion of the 868.54 acre tract, with said proposed ROW line, the following two (2) courses:

- 4) **N 24°02'59" W** for a distance of **255.72** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 113.00 feet left of proposed C.R. 110 Baseline Equation Station 245+71.25 back, 245+70.00 ahead, for a point of curvature to the right;
- 5) along said curve to the right, having a delta angle of **01°08'44"**, a radius of **5113.00** feet, an arc length of **102.22** feet and a chord which bears **N 23°28'37" W** for a distance of **102.22** feet to the **POINT OF BEGINNING**, containing 0.737 acres (32,092 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

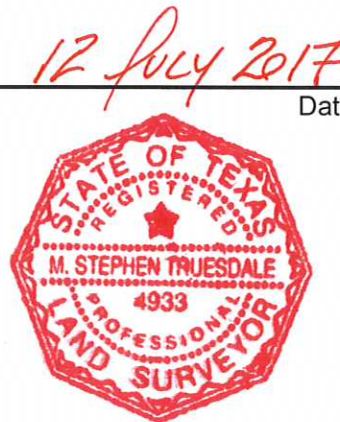
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

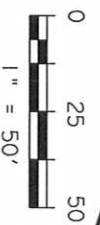
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



PLAT TO ACCOMPANY PARCEL DESCRIPTION

P.O.R.

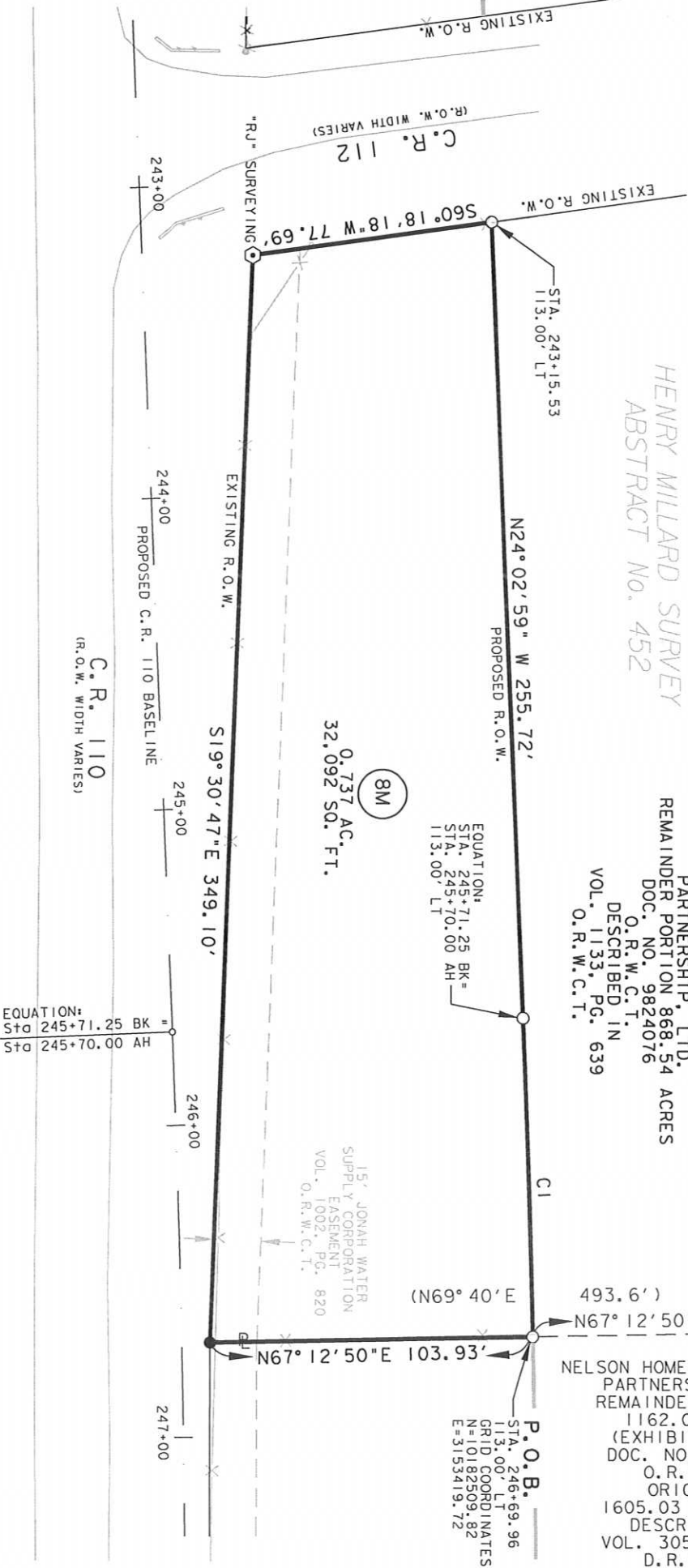
NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 08' 44"	5113.00'	102.22'	102.22'	N23° 28' 37" W



HENRY MILLARD SURVEY
ABSTRACT NO. 452

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 868.54 ACRES
DOC. NO. 9824076
O.R.W.C.T.
DESCRIBED IN
VOL. 1133, PG. 639
O.R.W.C.T.

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION
1162.08 ACRES
(EXHIBIT "A", 3)
DOC. NO. 9824078
O.R.W.C.T.
ORIGINAL
1605.03 AC. TRACT
DESCRIBED IN
VOL. 305, PG. 219
D.R.W.C.T.



INLAND
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 50'

PROJECT
CR 110

COUNTY
WILLIAMSON

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.**

PARCEL 8M

PLAT TO ACCOMPANY PARCEL DESCRIPTION

_____ CENTER LINE _____

- PROPERTY LINE
RECORD INFORMATION
(^E)
—/—
N
P.O.B.
P.O.R.
N.T.S.
D.R.W.C.T.
O.R.W.C.T.
O.P.R.W.C.T.
P.R.W.C.T.
DEED RECORDS
WILLIAMSON COUNTY, TEXAS
OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
PLAT RECORDS
WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00011.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1609519-GTN, ISSUED BY TITLE RESOURCES COMPANY, EFFECTIVE DATE MARCH 11, 2016, ISSUE DATE MARCH 21, 2016.

- I06. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID NO. 1A, SUBJECT TO.
- H. INCLUSION WITHIN THE PALOMA LAKE MUD NO. 1 & 2, SUBJECT TO.
- I. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 237, PAGE 280, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- J. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 184, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- K. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 186, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 429, PAGE 663, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 445, PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- N. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 446, PAGE 303, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- O. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 465, PAGE 450, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.



INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.

PARCEL 8M

SCALE
1" = 50'

PROJECT
CB 110COUNTY
WILLIAMSON

EXHIBIT "B"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 06/27/17
PAGE 5 OF 5

- P. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 472, PAGE 7, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 574, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND VOLUME 1002, PAGE 820, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- R. EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY BY INSTRUMENTS IN VOLUME 840, PAGE 699 AND VOLUME 844 PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND AS FURTHER AFFECTED BY INSTRUMENTS IN VOLUME 2169, PAGE 795, OF THE OFFICIAL RECORDS, DOES NOT AFFECT AND DOCUMENT NO(S) 2014064017 AND 2014103708, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- S. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 1472, PAGE 9, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- T. EASEMENT GRANTED TO ENSEARCH CORPORATION BY INSTRUMENT IN VOLUME 2302, PAGE 357, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- U. BOUNDARY LINE AGREEMENT BY INSTRUMENT IN VOLUME 1066, PAGE 926, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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

M. Stephen Truesdale 12 July 2017



M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE:



PARCEL PLAT SHOWING PROPERTY OF
NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.

SCALE
1" = 50'

PROJECT
CR 110

COUNTY
WILLIAMSON

PARCEL 8M

ACQUISITION	ACRES	SQUARE FEET
0.737		32,092
CALC/DEED AREA		
REMAINDER AREA		

EXHIBIT **C**

County: Williamson
Parcel : 9M-PART 1
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 9M-PART 1

DESCRIPTION OF A 7.910 ACRE (344,541 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A REMAINDER PORTION OF THAT CALLED 1162.08 ACRE TRACT OF LAND CITED IN SPECIAL WARRANTY DEED TO NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD. RECORDED IN DOCUMENT NO. 9824078 (EXHIBIT "A", 3) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS ORIGINAL 1605.03 ACRES DESCRIBED IN PARTITION DEED (SIXTH TRACT) IN VOLUME 305, PAGE 219, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.910 ACRE (344,541 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found fence corner post, being a common boundary corner of said remainder portion of 1162.08 acre tract and the remainder portion of that called 868.54 acre tract of land conveyed to said Nelson Homestead Family Partnership, Ltd. in Document No. 9824076 of the Official Records of Williamson County, Texas;

THENCE, with the boundary line of said remainder of 868.54 acres and said remainder of 1162.08 acres, N 67°12'50" E for a distance of 371.48 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" (Grid Coordinates determined as N=10182509.82, E=3153419.72 TxSPC Zone 4203) set 113.00 feet left of proposed County Road (C.R.) 110 Baseline Station 246+69.96, being in the proposed westerly Right-of-Way (ROW) line of C.R. 110 (variable width ROW), for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said common boundary line, through the interior of said remainder portion of the 1162.08 acre tract, with said proposed ROW line, the following twelve (12) courses:

- 1) along a curve to the right, having a delta angle of 01°26'24", a radius of 5113.00 feet, an arc length of 128.50 feet and a chord which bears N 22°11'04" W for a distance of 128.50 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 113.00 feet left of proposed C.R.110 Baseline Station 247+95.63, for a point of tangency;
- 2) N 21°27'52" W for a distance of 720.99 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 113.00 feet left of proposed C.R.110 Baseline Station 255+16.62, for an ell corner;
- 3) S 68°32'08" W for a distance of 12.00 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 125.00 feet left of proposed C.R.110 Baseline Station 255+16.62, for an ell corner;
- 4) N 21°27'52" W for a distance of 94.21 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 125.00 feet left of proposed C.R.110 Baseline Station 256+10.83, for an ell corner;
- 5) N 68°32'08" E for a distance of 57.00 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 256+10.83, for an ell corner;
- 6) N 21°27'52" W for a distance of 2040.00 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 276+50.83, for a point of curvature to the left;
- 7) along said curve to the left, having a delta angle of 04°02'48", a radius of 4932.00 feet, an arc length of 348.34 feet and a chord which bears N 23°29'16" W for a distance of 348.27 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 280+03.98, for a point of tangency;
- 8) N 25°30'40" W for a distance of 107.24 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 281+11.22, for a point of curvature to the right;
- 9) along said curve to the right, having a delta angle of 01°47'06", a radius of 5068.00 feet, an arc length of 157.90 feet and a chord which bears N 24°37'07" W for a distance of 157.89 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 282+67.00, for a point of non-tangency;
- 10) N 31°39'14" W for a distance of 203.20 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 100.00 feet left of proposed C.R.110 Baseline Station 284+64.36, for an angle point;
- 11) N 21°27'52" W for a distance of 445.94 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 100.00 feet left of proposed C.R.110 Baseline Station 289+10.31, for an angle point;

- 12) **N 66°24'46" W** for a distance of **106.16** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 175.00 feet left of proposed C.R. 110 Baseline Station 289+85.44 in the existing southerly ROW line of University Boulevard (Chandler Road) (variable width ROW), same being in the northerly boundary line of said remainder portion of the 1162.08 acre tract, for the northwesterly corner of the herein described tract;

THENCE, departing said proposed ROW line, with said northerly boundary line of the remainder portion of 1162.08 acre tract and the existing southerly ROW line of University Boulevard (Chandler Road), the following two (2) courses:

- 13) **N 68°36'52" E** for a distance of **95.43** feet to an iron rod with plastic cap stamped "Capital Surveying" found, for an angle point;
- 14) **S 66°40'45" E** for a distance of **142.37** feet to a iron rod with plastic cap stamped "Capital Surveying" found, in the existing westerly ROW line of C.R. 110 (variable width ROW), for the northeasterly corner of the herein described tract;
- 15) **THENCE**, departing said University Boulevard (Chandler Road) ROW line, with the common easterly boundary line of said remainder portion of 1162.08 acre tract and said existing westerly ROW line of C.R. 110, **S 21°30'45" E** for a distance of **4214.63** feet to a 1/2" iron rod found, being the southeasterly corner of said remainder portion of 1162.08 acre tract, also being the northeasterly corner of said remainder portion of the 868.54 acre tract, for the southeasterly corner of the herein described tract;
- 16) **THENCE**, departing said County Road 110, with the common boundary line of said remainder portion of 1162.08 acre tract, and said remainder portion of the 868.54 acre tract, **S 67°12'50" W** for a distance of **103.93** feet to the **POINT OF BEGINNING**, containing 7.910 acres (344,541 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON § § KNOW ALL MEN BY THESE PRESENTS:

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

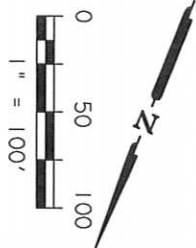
M. Stephen Truesdale

12 July 2017

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



PLAT TO ACCOMPANY PARCEL DESCRIPTION



NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 868.54 ACRES
DOC. NO. 9824076
O.R.W.C.T.
DESCRIBED IN
VOL. 1133, PG. 639
O.R.W.C.T.

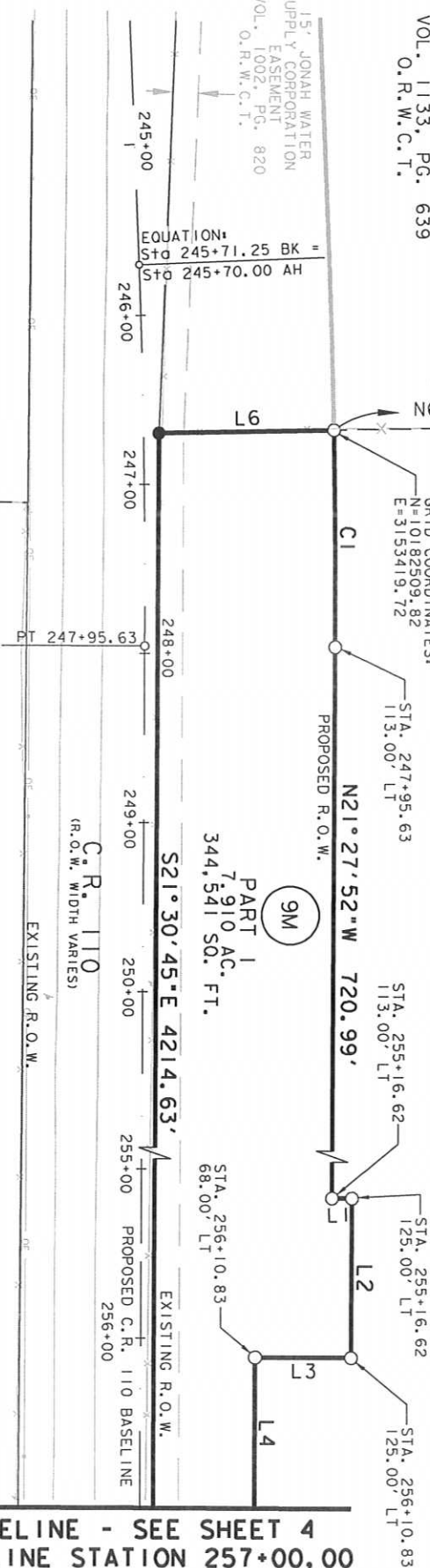
15' JONAH WATER
SUPPLY CORPORATION
EASEMENT
VOL. 1002, PG. 820
O.R.W.C.T.

(N69° 40' E 493.6')
N67° 12' 50" E 371.48'

P.O.B.
STA. 246+69.96
113.00' LT
GRID COORDINATES:
N=10182509.82
E=3153419.72

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION
1162.08 ACRES
(EXHIBIT "A" 3)
DOC. NO. 9824078
O.R.W.C.T.
ORIGINAL 1605.03 AC. TRACT
DESCRIBED IN
VOL. 305, PG. 219
D.R.W.C.T.

HENRY MILLARD SURVEY
ABSTRACT No. 452



BASELINE - SEE SHEET 4
MATCHLINE STATION 257+00.00

NUMBER	DIRECTION	DISTANCE
L1	S68° 32' 08" W	12.00'
L2	N21° 27' 52" W	94.21'
L3	N68° 32' 08" E	57.00'
L4	N21° 27' 52" W	2040.00'
L6	S67° 12' 50" W	103.93'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 26' 24"	5113.00'	128.50'	128.50'	N22° 11' 04" W

**INLAND U
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

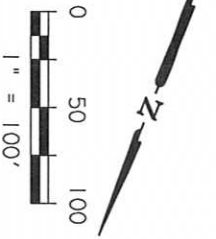
SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON

**PARCEL 9M
PART 1**

PLAT TO ACCOMPANY PARCEL DESCRIPTION



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	04° 02' 48"	4932.00'	348.34'	348.27'	N23° 29' 16" W
C3	01° 47' 06"	5068.00'	157.90'	157.89'	N24° 37' 07" W

NUMBER	DIRECTION	DISTANCE
L5	N21° 27' 52" W	445.94'

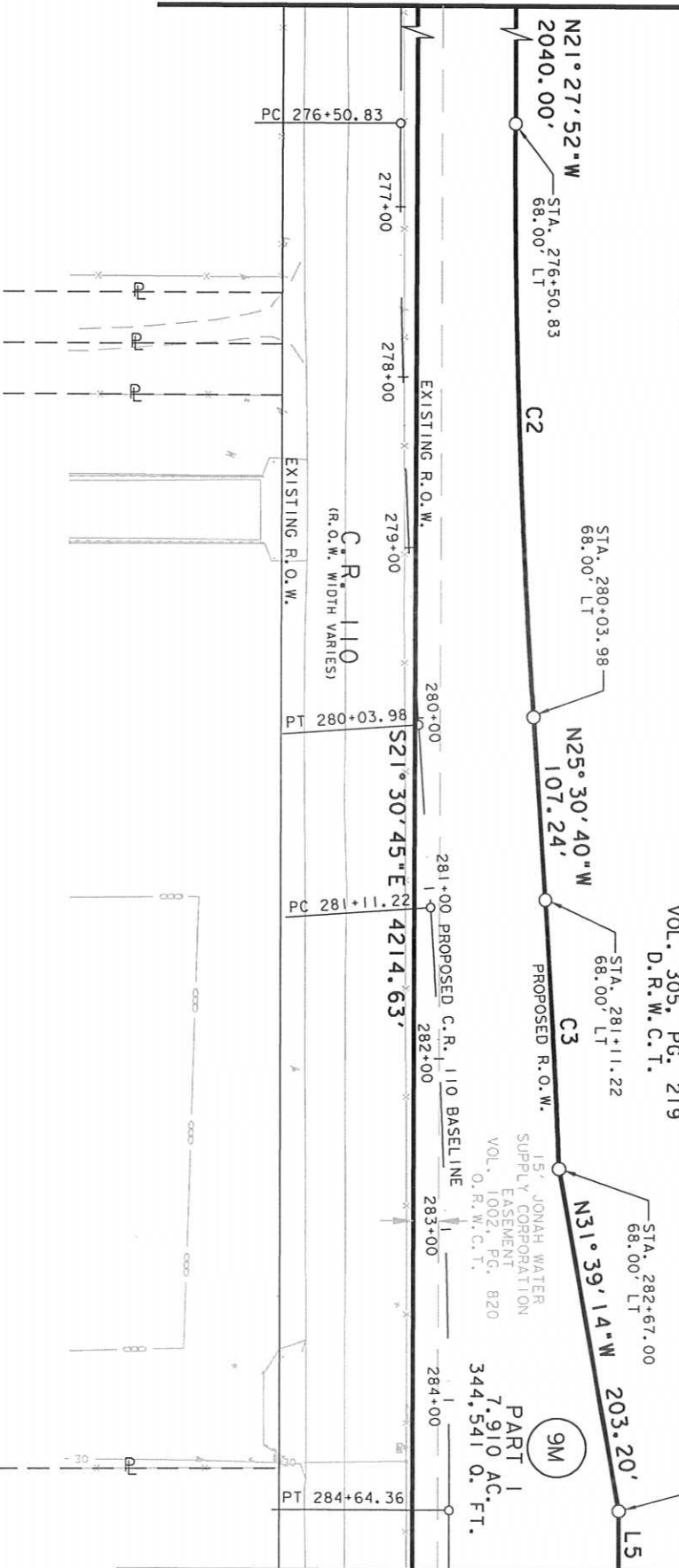
HENRY MILLARD SURVEY
ABSTRACT No. 452

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION
1162.08 ACRES
(EXHIBIT "A" 3)
DOC. NO. 9824078
O.R.W.C.T.
ORIGINAL 1605.03 AC. TRACT
DESCRIBED IN
VOL. 305, PG. 219
D.R.W.C.T.

STA. 284+64.36
100.00' LT
203.20'
N31° 39' 14" W
68.00' LT
STA. 282+67.00
68.00' LT
9M
PART 1
7.910 AC.
344,541 O. FT.

BASELINE - SEE SHEET 3
MATCHLINE STATION 257+00.00

BASELINE - SEE SHEET 5
MATCHLINE STATION 285+00.00



**INLAND U
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

SCALE
1" = 100'

PROJECT
CR 110

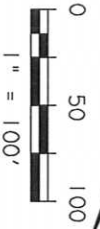
COUNTY
WILLIAMSON

**PARCEL 9M
PART 1**

EXHIBIT "C"
PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 06/27/17
PAGE 5 OF 7

HENRY MILLARD SURVEY
ABSTRACT No. 452



NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.

REMAINDER PORTION
1162.08 ACRES

(EXHIBIT "A", 3)

DOC. NO. 9824078

ORIGINAL 1605.03 AC. TRACT
DESCRIBED IN

VOL. 305, PG. 219
D.R.W.C.T.

STA. 289+10.31
100.00' LT

N66°24'46"W
106.16'

EXISTING R.O.W.

UNIVERSITY BOULEVARD
(CHANDLER ROAD)

(R.O.W. WIDTH VARIES)
WILLIAMSON COUNTY, TEXAS
TRACT 1
(27.5719 AC.)
DOC. NO. 2006002312
O.P.R.W.C.T.

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.

REMAINDER PORTION
1162.08 ACRES

(EXHIBIT "A", 3)

DOC. NO. 9824078

ORIGINAL 1605.03 AC. TRACT
DESCRIBED IN

VOL. 305, PG. 219
D.R.W.C.T.

PROPOSED R.O.W.

N21°27'52"W 445.94'

9M

15' JONAH WATER
SUPPLY CORPORATION
EASEMENT
VOL. 1002, PG. 820
O.R.W.C.T.

PART 1
7.910 AC.
344,541 SQ. FT.

RIGHT OF ENTRY,
USE, AND CONSTRUCTION
DOC. NO. 2016013782
O.P.R.W.C.T.

286+00

287+00

288+00

289+00

290+00

291+00

292+00

293+00

PC 293+37.21

EXISTING R.O.W.

S21°30'45"E 4214.63'

2 CAPITAL
SURVEYING

PROPOSED C.R. 110 BASELINE

C.R. 110
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

30

30

30

30

30



PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON

PARCEL 9M
PART 1

PARCEL PLAT SHOWING PROPERTY OF
NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.

S:\KIMLEY HORN\CR 110\PARCELS\PARCEL 9M-PART 1-NELSON HOMESTEAD\REV 6-26-17 COMBINED EASE-PARCEL NELSON-9M-PART 1-COMBINED-PG3.dgn

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

TXDOT TYPE	CONCRETE MONUMENT FOUND	PROPERTY LINE RECORD INFORMATION
■	FENCE CORNER POST FOUND	()
●	1/2" IRON ROD FOUND UNLESS NOTED	—/— LINE BREAK
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP (AS NOTED)	~ DENOTES COMMON OWNERSHIP
+	COTTON GIN SPINDLE FOUND	P.O.B. POINT OF BEGINNING
⊗	1/2" IRON PIPE FOUND UNLESS NOTED	P.O.R. POINT OF REFERENCE
x	X CUT FOUND	N.T.S. NOT TO SCALE
▲	60/D NAIL FOUND	D.E.D RECORDS
△	CALCULATED POINT	WILLIAMSON COUNTY, TEXAS
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILCO-ROW-4933" SET (UNLESS NOTED OTHERWISE)	OFFICIAL RECORDS
		WILLIAMSON COUNTY, TEXAS
		PLAT RECORDS
		WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00011.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1608529-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 11, 2016, ISSUE DATE MARCH 21, 2016.

- 10G. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID NO. 1A, SUBJECT TO.
- H. INCLUSION WITHIN THE PALOMA LAKE MUD NO. 1 & 2, SUBJECT TO.
- I. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 237, PAGE 280, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- J. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 184, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BLANKET EASEMENT AFFECTS.
- K. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 186, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 429, PAGE 663, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 445, PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- N. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 446, PAGE 303, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- O. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 465, PAGE 450, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.



PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

SCALE 1" = 100'

PROJECT CR 110

COUNTY WILLIAMSON

**PARCEL 9M
PART 1**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

- P. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 472, PAGE 7, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 574, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND VOLUME 1002, PAGE 820, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- R. EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY BY INSTRUMENTS IN VOLUME 840, PAGE 699, DOES NOT AFFECT AND VOLUME 844 PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND AS FURTHER AFFECTED BY INSTRUMENTS IN VOLUME 2169, PAGE 795, OF THE OFFICIAL RECORDS, DOES NOT AFFECT AND DOCUMENT NO(S) 2014064017 AND 2014103708, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- S. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 1472, PAGE 9, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- T. EASEMENT GRANTED TO ENSERCH CORPORATION BY INSTRUMENT IN VOLUME 2302, PAGE 357, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- U. BOUNDARY LINE AGREEMENT BY INSTRUMENT IN VOLUME 1066, PAGE 926, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- V. RIGHT OF ENTRY, POSSESSION, USE AND CONSTRUCTION AGREEMENT RECORDED IN DOCUMENT NO. 2016013782, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

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

M. Stephen Truesdale 12/04/2017

M. STEPHEN TRUESDALE DATE:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



ACQUISITION	ACRES	SQUARE FEET
CALC/DEED AREA	7.910	344,541
REMAINDER AREA		



PARCEL PLAT SHOWING PROPERTY OF
NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.

PARCEL 9M
PART 1

SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON

EXHIBIT D

County: Williamson
Parcel : 9M-PART 2
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 9M-PART 2

DESCRIPTION OF A 8.796 ACRE (383,171 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 AND THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A REMAINDER PORTION OF THAT CALLED 1162.08 ACRE TRACT OF LAND CONVEYED TO NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 9824078 (EXHIBIT "A", 3) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 8.796 ACRE (383,171 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod with plastic cap stamped "Forest 1847" found, being a point in the northerly boundary line of said remainder portion of 1162.08 acre tract, also being the southwesterly corner of that called 95.08 acre tract of land conveyed to JCN Family Partnership, L.P. by instrument recorded in Document No. 2005081839 of the Official Public Records of Williamson County, Texas;

THENCE, with the common boundary line of said remainder portion of 1162.08 acre tract and said 95.08 acre tract, N 68°56'42" E for a distance of 1240.34 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as N=10189192.03, E=3150825.97 TxSPC Zone 4203) set 68.00 feet left of proposed County Road (C.R.) 110 Baseline Station 318+41.39, for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with said common boundary line, **N 68°56'42" E** for a distance of **94.66** feet to a MAG nail found in a wood fence post in the existing westerly Right-of-Way (ROW) line of County Road 110 (variable width ROW), for the northeasterly corner of the herein described tract;
- 2) **THENCE**, with said existing westerly ROW line of County Road 110, same being the easterly boundary line of said remainder portion of 1162.08 acre tract, **S 20°48'46" E** for a distance of **2549.89** feet to a calculated point, same being in the northerly ROW of University Boulevard (variable width ROW), for the southeasterly corner of the herein described tract;

THENCE, with the southerly boundary line of said remainder portion of 1162.08 acre tract and the existing northerly ROW line of said University Boulevard (Chandler Road), the following two (2) courses:

- 3) **S 23°14'03" W** for a distance of **142.21** feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" found, for an angle point;
- 4) **S 68°38'49" W** for a distance of **93.06** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 175.00 feet left of proposed C.R.110 Baseline Station 291+85.43, for the southwesterly corner of the herein described tract;

THENCE, departing said University Boulevard ROW, through the interior of said remainder portion of the 1162.08 acre tract, the following eight (8) courses:

- 5) **N 23°35'14" E** for a distance of **105.97** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 100.00 feet left of proposed C.R.110 Baseline Station 292+60.30, for an angle point;

- 6) **N 21°27'52" W** for a distance of **76.91** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 100.00 feet left of proposed C.R.110 Baseline Station 293+37.21, for a point of curvature to the left;
- 7) along said curve to the left, having a delta angle of **03°02'20"**, a radius of **4900.00** feet, an arc length of **259.88** feet and a chord which bears **N 22°59'01" W** for a distance of **259.85** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 100.00 feet left of proposed C.R.110 Baseline Station 296+02.40, for a point of non-tangency;
- 8) **N 17°21'38" W** for a distance of **182.37** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 74.00 feet left of proposed C.R.110 Baseline Station 297+86.11, for an angle point;
- 9) **N 26°36'30" W** for a distance of **406.73** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet left of proposed C.R.110 Baseline Station 301+92.89, for a point of curvature to the right;
- 10) along said curve to the right, having a delta angle of **13°03'48"**, a radius of **5068.00** feet, an arc length of **1155.50** feet and a chord which bears **N 20°04'36" W** for a distance of **1152.99** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet left of proposed C.R.110 Baseline Station 313+32.89, for a point of tangency;
- 11) **N 13°32'42" W** for a distance of **123.44** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet left of proposed C.R.110 Baseline Station 314+56.33, for a point of curvature to the left;
- 12) along said curve to the left, having a delta angle of **04°24'45"**, a radius of **4932.00** feet, an arc length of **379.83** feet and a chord which bears **N 15°45'05" W** for a distance of **379.74** feet to the **POINT OF BEGINNING**, containing 8.796 acres (383,171 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

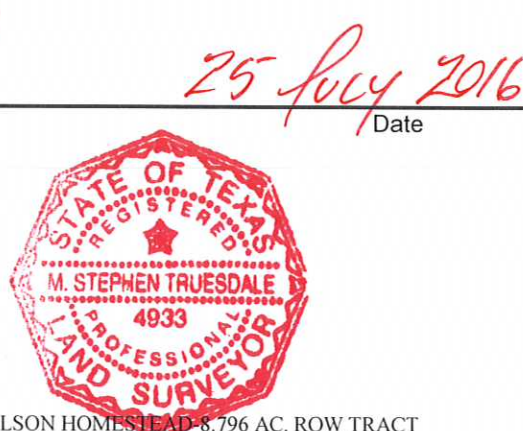
All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
 M. Stephen Truesdale
 Registered Professional Land Surveyor No. 4933
 Licensed State Land Surveyor
 Inland Geodetics, LLC
 Firm Registration No: 100591-00
 1504 Chisholm Trail Road, Suite 103
 Round Rock, TX 78681

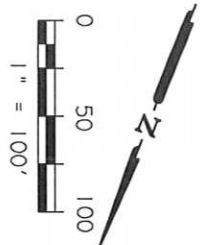


PLAT TO ACCOMPANY PARCEL DESCRIPTION

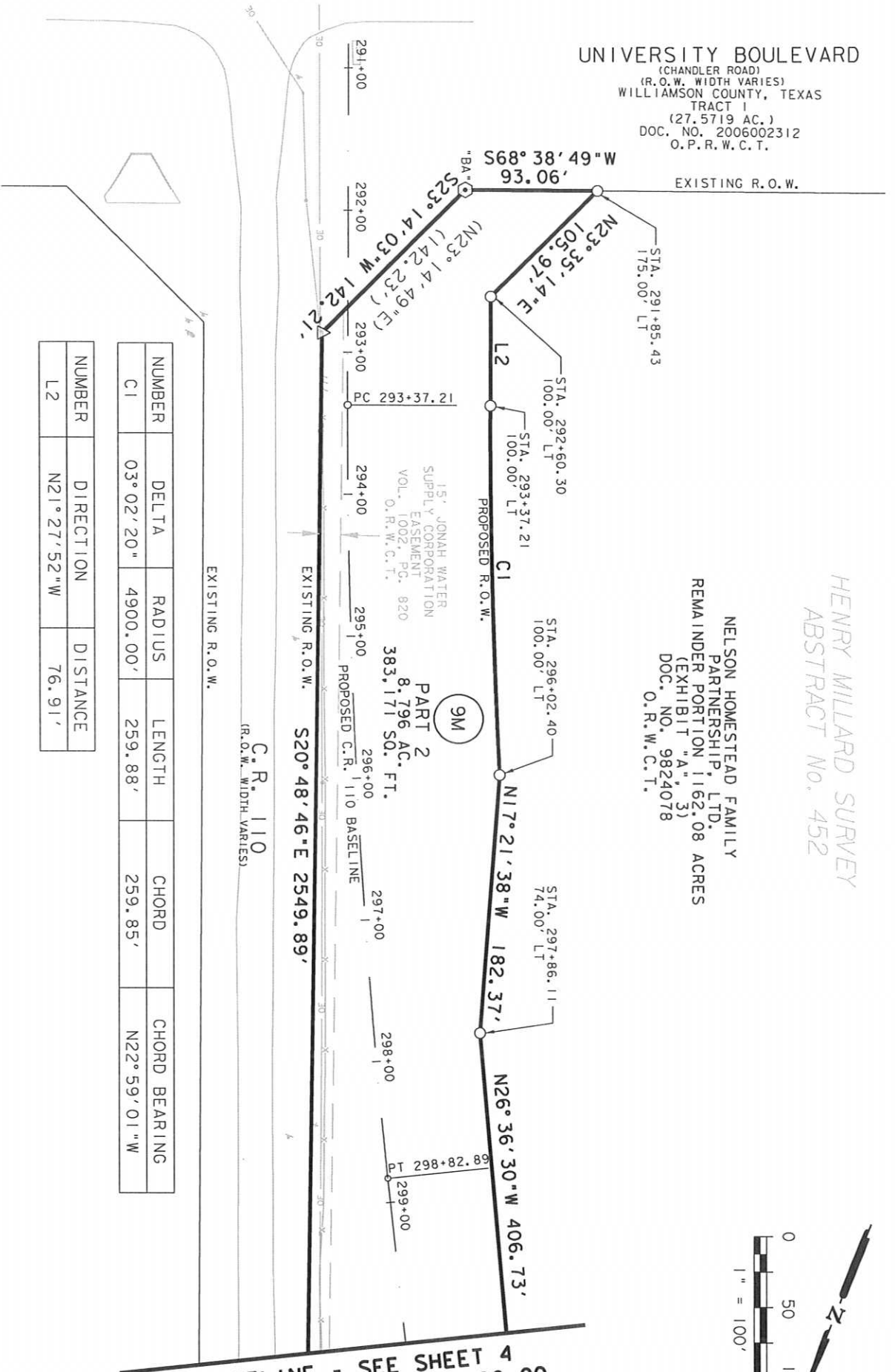
HENRY MILLARD SURVEY
ABSTRACT No. 452

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 1162.08 ACRES
(EXHIBIT "A", 3)
DOC. NO. 9824078
O.R.W.C.T.

UNIVERSITY BOULEVARD
(CHANDLER ROAD)
(R.O.W. WIDTH VARIES)
WILLIAMSON COUNTY, TEXAS
TRACT 1
(27.5719 AC.)
DOC. NO. 2006002312
O.P.R.W.C.T.



BASELINE - SEE SHEET 4
MATCHLINE STATION 300+00.00



EXISTING R.O.W.

C.R. 110
(R.O.W. WIDTH VARIES)

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 02' 20"	4900.00'	259.88'	259.85'	N22° 59' 01" W

NUMBER	DIRECTION	DISTANCE
L2	N21° 27' 52" W	76.91'

INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100391-00

SCALE 1" = 100'

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

PROJECT CR 110

COUNTY WILLIAMSON

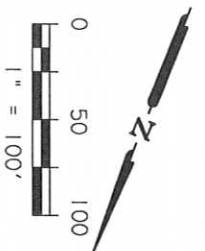
PARCEL 9M
PART 2

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	13° 03' 48"	5068.00'	1155.50'	1152.99'	N20° 04' 36" W

HENRY MILLARD SURVEY
ABSTRACT No. 452

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 1162.08 ACRES
(EXHIBIT "A", 3)
DOC. NO. 98224078
O.R.W.C.T.



BASELINE - SEE SHEET 3
MATCHLINE STATION 300+00.00

N26° 36' 30" W 406.73'

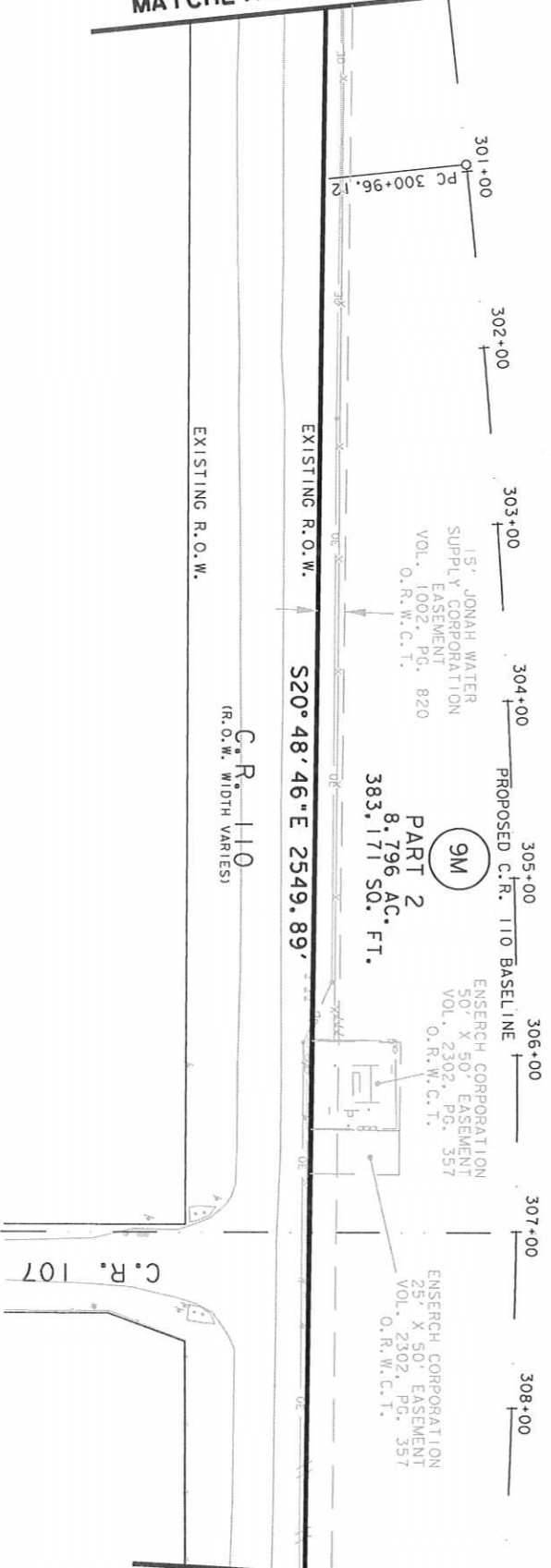
STA. 301+92.89
68.00' LT

PROPOSED R.O.W.

C2

OSTENSIBLE SURVEY LINE

BASELINE - SEE SHEET 5
MATCHLINE STATION 309+00.00



INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200 FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PROJECT
CR 110

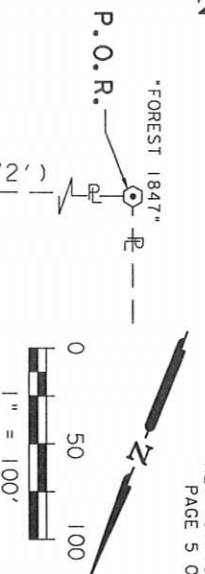
COUNTY
WILLIAMSON

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

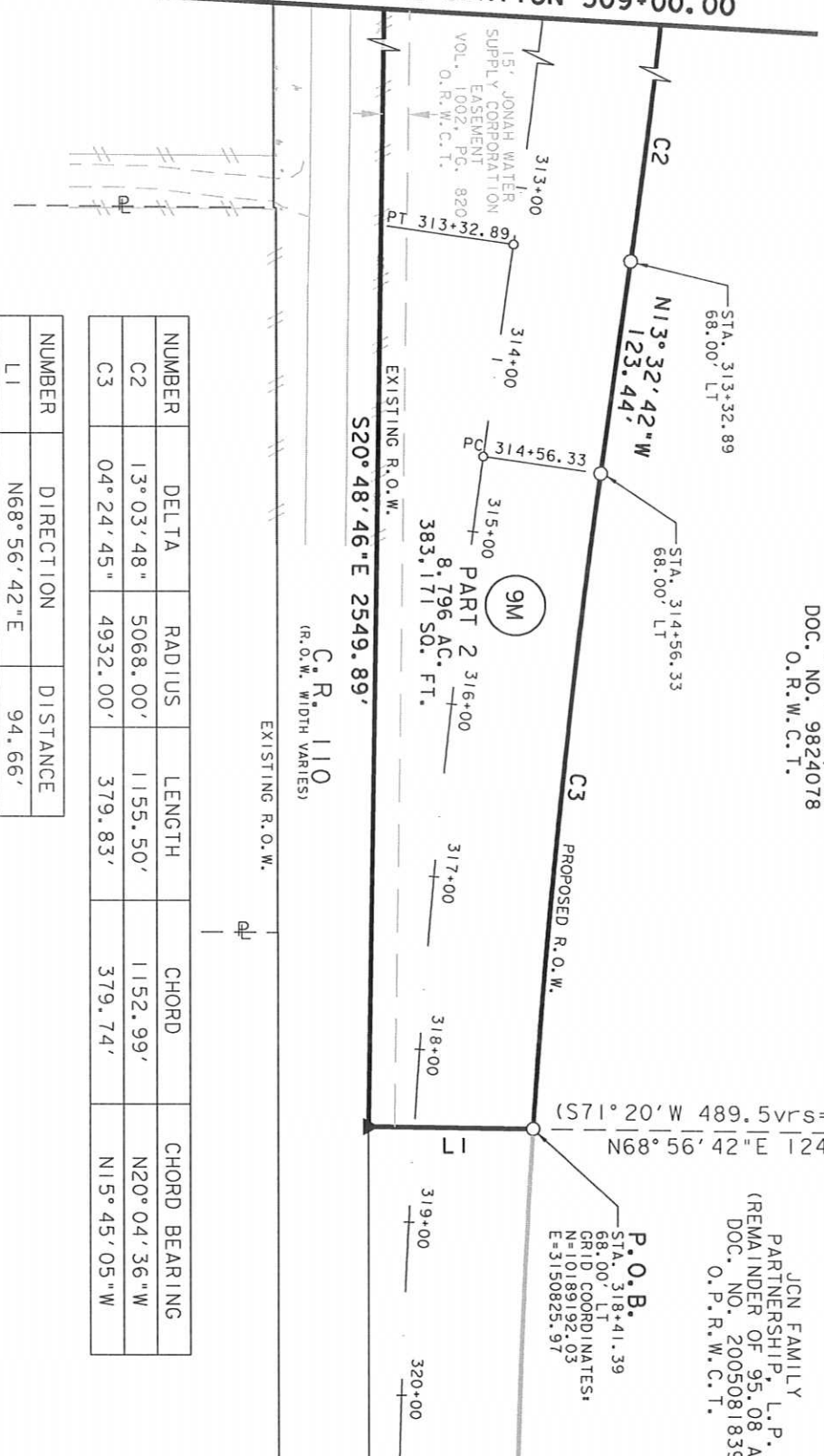
**PARCEL 9M
PART 2**

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 1162.08 ACRES
(EXHIBIT "A", 3)
DOC. NO. 9824078
O.R.W.C.T.

JCN FAMILY
PARTNERSHIP, L.P.
(REMAINDER OF 95.08 AC.)
DOC. NO. 2005081839
O.P.R.W.C.T.



BASELINE - SEE SHEET 4
MATCHLINE STATION 309+00.00



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	13° 03' 48"	5068.00'	1155.50'	1152.99'	N20° 04' 36" W
C3	04° 24' 45"	4932.00'	379.83'	379.74'	N15° 45' 05" W
NUMBER	DIRECTION	DISTANCE			
L1	N68° 56' 42" E	94.66'			



INLAND
GEODETICS

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL, RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 1100591-00

SCALE " = 100'	PROJECT CR 110
-------------------	-------------------

PARCEL 9M
PART 2

[illegible]

	FENCE CORNER POST FOUND	PROPERTY LINE RECORD INFORMATION
●	1/2" IRON ROD FOUND UNLESS NOTED	()
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP (AS NOTED)	—/—
+	COTTON GIN SPINDLE FOUND	~
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	P.O.B. P.O.R. N.T.S.
x	x CUT FOUND	D.R.W.C.T.
▲	60/D NAIL FOUND	O.R.W.C.T.
△	CALCULATED POINT	O.P.R.W.C.T.
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILCO-ROW" SET (UNLESS NOTED OTHERWISE)	P.R.W.C.T.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE CF NO. 16085529-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 11, 2016, ISSUE DATE MARCH 21, 2016.

H. INCLUSION WITHIN THE PALOMA LAKE MUD NO. 1 & 2, SUBJECT TO.

1. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 237, PAGE 280, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

J. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 184, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BLANKET EASEMENT AFFECTS.

K. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 186, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

L. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 429, PAGE 663, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

M. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 445, PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 446, PAGE 303, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

0. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 465, PAGE 450, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.



PARCEL 9M
PART 2

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 07/15/16
PAGE 7 OF 7

- P. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 472, PAGE 7, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 574, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND VOLUME 1002, PAGE 820, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- R. EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY BY INSTRUMENTS IN VOLUME 840, PAGE 699, DOES NOT AFFECT AND VOLUME 844 PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND AS FURTHER AFFECTED BY INSTRUMENTS IN VOLUME 2169, PAGE 795, OF THE OFFICIAL RECORDS, BLANKET EASEMENT AFFECTS AND DOCUMENT NO(S) 2014064017 AND 2014103708, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- S. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 1472, PAGE 9, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- T. EASEMENT GRANTED TO ENSERCH COPORATION BY INSTRUMENT IN VOLUME 2302, PAGE 357, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- U. BOUNDARY LINE AGREEMENT BY INSTRUMENT IN VOLUME 1066, PAGE 926, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- V. RIGHT OF ENTRY, POSSESSION, USE AND CONSTRUCTION AGREEMENT RECORDED IN DOCUMENT NO. 2016013782, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

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

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933

DATE:

INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



	ACRES	SQUARE FEET
ACQUISITION	8.796	383,171
CALC/DEED AREA		
REMAINDER AREA		

**INLAND
GEODETICS, LLC**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON

**PARCEL 9M
PART 2**

EXHIBIT "D-1"

LEGEND

	Existing ROW		Parcel 9M, Part 2
	Proposed ROW		Easement
	Easement		Remainder
	Existing Easement		Acquisition Area
	Proposed Easement		Pavement

CR 110

WHOLE PARCEL

Nelson Family Homestead
Whole Parcel Exhibit

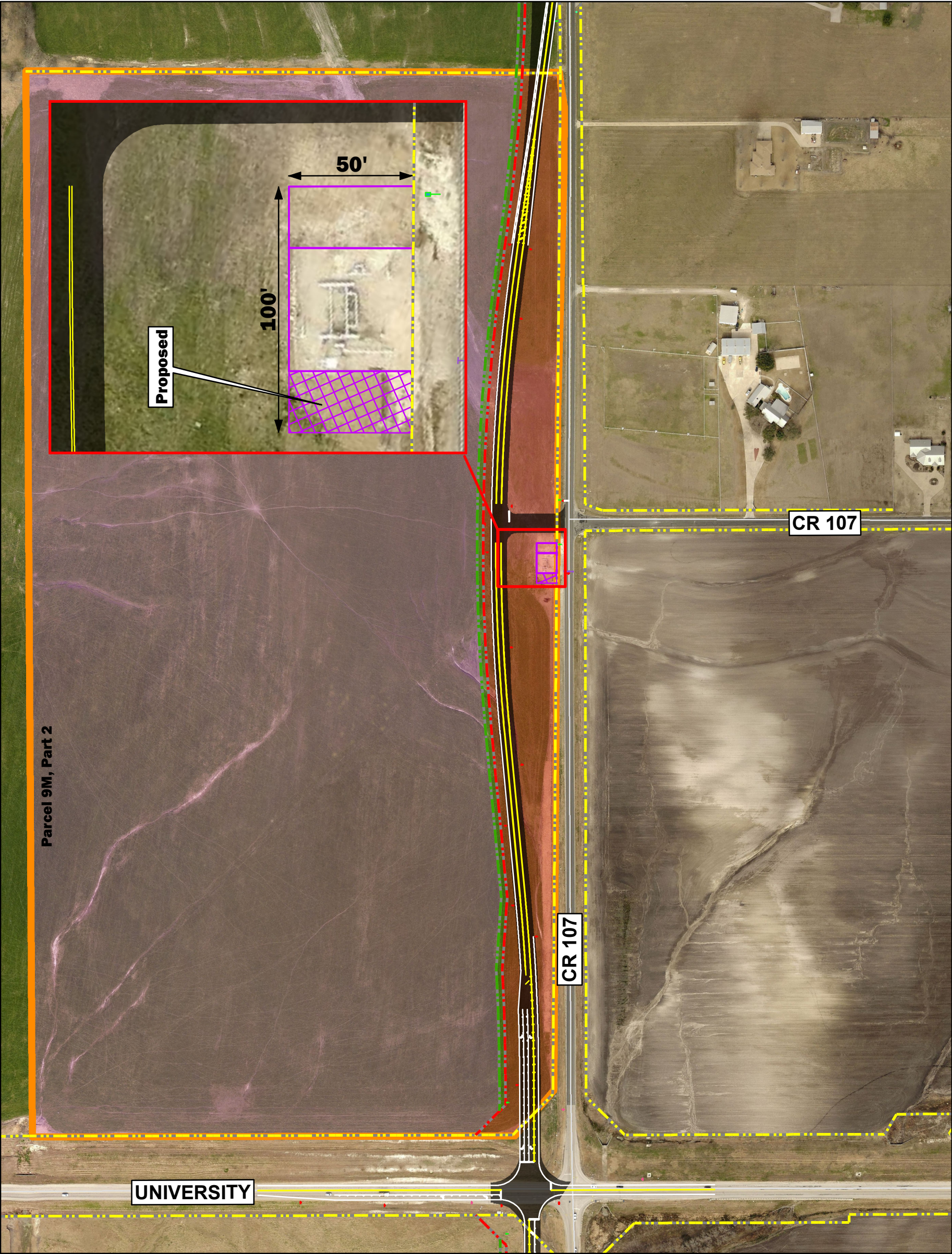


EXHIBIT E

County: Williamson
Parcel: 9M-E-PART 1
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 9M-E PART 1

DESCRIPTION OF A 1.140 ACRE (49,646 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A REMAINDER PORTION OF THAT CALLED 1162.08 ACRE TRACT OF LAND CITED IN SPECIAL WARRANTY DEED TO NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD. RECORDED IN DOCUMENT NO. 9824078 (EXHIBIT "A", 3) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, ORIGINAL 1605.03 ACRES DESCRIBED IN PARTITION DEED (SIXTH TRACT) IN VOLUME 305, PAGE 219, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.140 ACRE (49,646 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" (Grid Coordinates determined as N=10183035.83, E=3153259.51 TxSPC Zone 4203) set 68.00 feet left of proposed County Road (C.R.) 110 Baseline Station 256+10.83 and being an ell corner in the proposed westerly Right-of-Way (ROW) line of C.R. 110 (variable width ROW), for the southeasterly corner of the herein described tract;

- 1) **THENCE**, with said proposed westerly ROW line, **S 68°32'08" W** for a distance of **15.00** feet to a calculated point, for the southwesterly corner of the herein described tract, and from which a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set for an ell corner in said proposed westerly ROW line bears **S 68°32'08" W** at a distance of **42.00** feet;

THENCE, departing said proposed westerly ROW line, through the interior of said remainder portion of the 1162.08 acre tract, the following six (6) courses:

- 2) **N 21°27'52" W** for a distance of **2040.00** feet to a calculated point of curvature to the left;
- 3) Along said curve to the left, having a delta angle of **04°02'48"**, a radius of **4917.00** feet, an arc length of **347.28** feet and a chord which bears **N 23°29'16" W** for a distance of **347.21** feet to a calculated point of tangency;
- 4) **N 25°30'40" W** for a distance of **107.24** feet to a calculated point of curvature to the right;
- 5) Along said curve to the right, having a delta angle of **01°46'24"**, a radius of **5083.00** feet, an arc length of **157.32** feet and a chord which bears **N 24°37'28" W** for a distance of **157.32** feet to a calculated point of non-tangency;
- 6) **N 31°39'14" W** for a distance of **203.50** feet to a calculated angle point;
- 7) **N 21°27'52" W** for a distance of **462.31** feet to a calculated point in the proposed westerly ROW line of C.R. 110, for the northwesterly corner of the herein described tract, and from which 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 175.00 feet left of proposed C.R.110 Baseline Station 289+85.44 bears **N 66°24'46" W** at a distance of **84.93** feet;

THENCE, continuing through the interior of said remainder portion of the 1162.08 acre tract, with said proposed westerly ROW line the following seven (7) courses:

- 8) **S 66°24'46" E** for a distance of **21.23** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set for an angle point in said proposed ROW line, 100.00 feet left of proposed C.R. 110 Baseline Station 289+10.31, for the northeasterly corner of the herein described tract;

- 9) **S 21°27'52" E** for a distance of **445.94** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 100.00 feet left of proposed C.R.110 Baseline Station 284+64.36, for an angle point;
- 10) **S 31°39'14" E** for a distance of **203.20** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 282+67.00, for a point of a non-tangent curve to the left;
- 11) Along said curve to the left, having a delta angle of **01°47'06"**, a radius of **5068.00** feet, an arc length of **157.90** feet and a chord which bears **S 24°37'07" E** for a distance of **157.89** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 281+11.22, for a point of tangency;
- 12) **S 25°30'40" E** for a distance of **107.24** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 280+03.98, for a point of curvature to the right;
- 13) Along said curve to the right, having a delta angle of **04°02'48"**, a radius of **4932.00** feet, an arc length of **348.34** feet and a chord which bears **S 23°29'16" E** for a distance of **348.27** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW 4933" set 68.00 feet left of proposed C.R.110 Baseline Station 276+50.83, for a point of tangency;
- 14) **S 21°27'52" E** for a distance of **2040.00** feet to the **POINT OF BEGINNING**, containing 1.140 acres (49,646 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, 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 direct supervision.

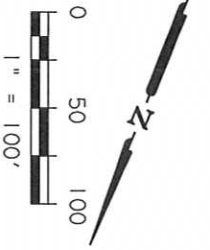
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

12 July 2017
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION



HENRY MILLARD SURVEY
ABSTRACT No. 452

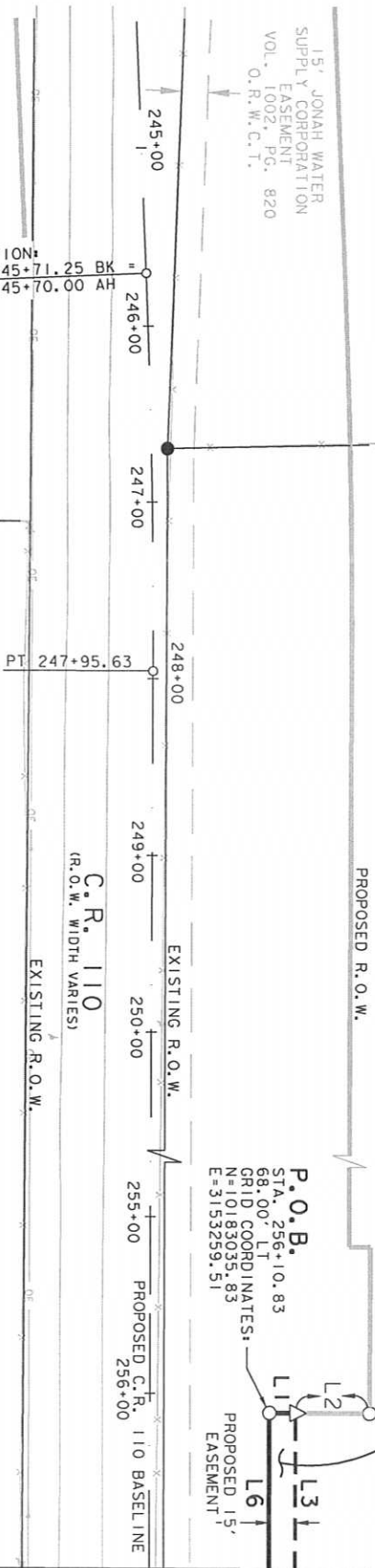
NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 868.54 ACRES
DOC. NO. 9824076
O.R.W.C.T.
VOL. 1133, PG. 639
O.R.W.C.T.

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION
1162.08 ACRES
(EXHIBIT "A", 3)
DOC. NO. 9824078
O.R.W.C.T.
ORIGINAL 1605.03 AC. TRACT
DESCRIBED IN
VOL. 305, PG. 219
D.R.W.C.T.

9M-E
PART 1
1.140 AC.
49,646 SQ. FT.

15' JONAH WATER
SUPPLY CORPORATION
EASEMENT
VOL. 1002, PG. 820
O.R.W.C.T.

EQUATION:
Sta 245+71.25 BK
Sta 245+70.00 AH



NUMBER	DIRECTION	DISTANCE
L1	S68°32'08"W	15.00'
L2	S68°32'08"W	42.00'
L3	N21°27'52"W	2040.00'
L6	S21°27'52"E	2040.00'

BASELINE - SEE SHEET 4
MATCHLINE STATION 257+00.00



**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

SCALE
1" = 100'

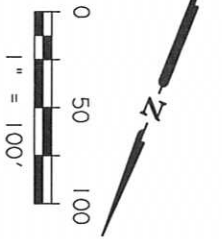
PROJECT
CR 110

COUNTY
WILLIAMSON

**PARCEL 9M-E
PART 1**

EXHIBIT "E" PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 06/30/17
PAGE 4 OF 7



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 02' 48"	4917.00'	347.28'	347.21'	N23° 29' 16" W
C2	01° 46' 24"	5083.00'	157.32'	157.32'	N24° 37' 28" W
C3	01° 47' 06"	5068.00'	157.90'	157.89'	S24° 37' 07" E
C4	04° 02' 48"	4932.00'	348.34'	348.27'	S23° 29' 16" E

HENRY MILLARD SURVEY
ABSTRACT No. 452

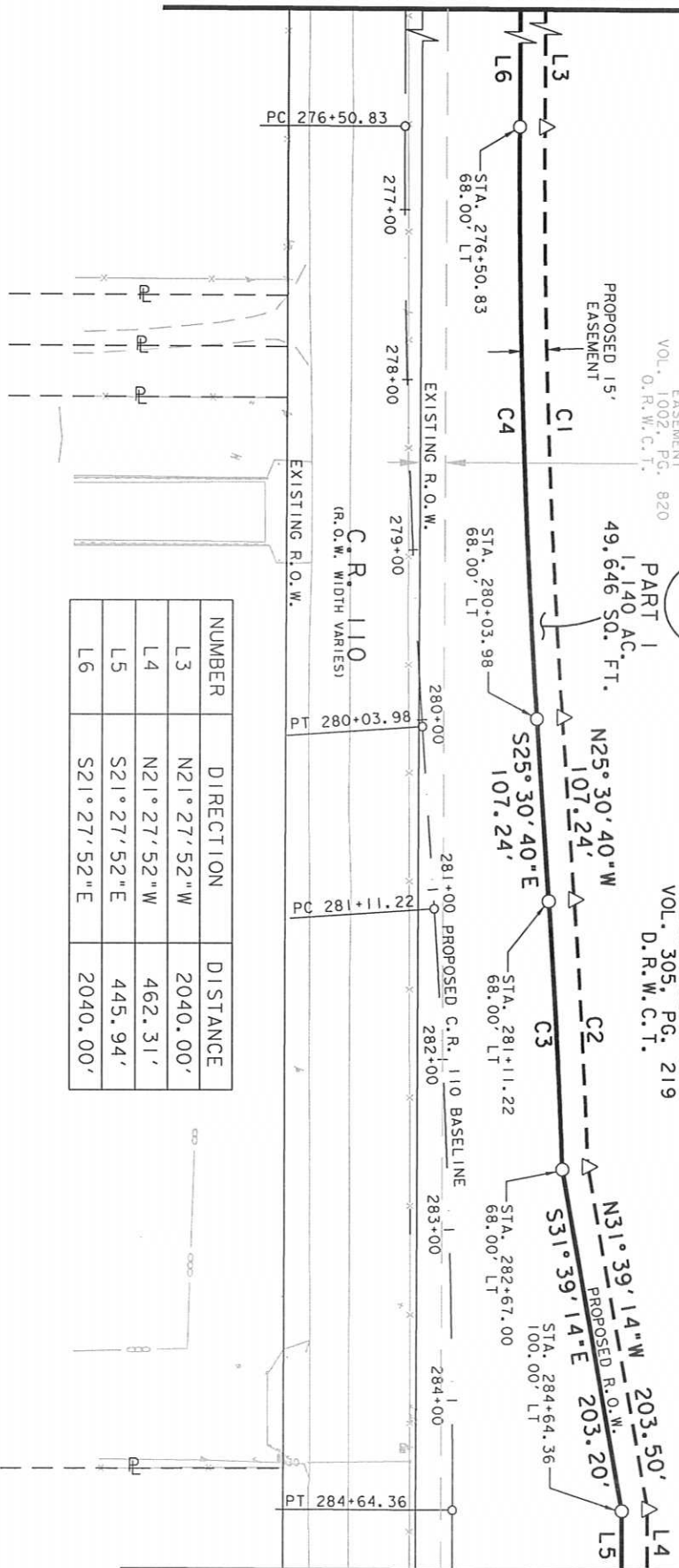
15' JONAH WATER
SUPPLY CORPORATION
EASEMENT
VOL. 1002, PG. 820
O.R.W.C.T.

9M-E

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION
1162.08 ACRES
(EXHIBIT "A", 3)
DOC. NO. 9824078
O.R.W.C.T.
ORIGINAL 1605.03 AC. TRACT
DESCRIBED IN
VOL. 305, PG. 219
D.R.W.C.T.

BASELINE - SEE SHEET 3
MATCHLINE STATION 257+00.00

BASELINE - SEE SHEET 5
MATCHLINE STATION 285+00.00



NUMBER	DIRECTION	DISTANCE
L3	N21° 27' 52" W	2040.00'
L4	N21° 27' 52" W	462.31'
L5	S21° 27' 52" E	445.94'
L6	S21° 27' 52" E	2040.00'

INLAND
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

SCALE 1" = 100'

PROJECT CR 110

COUNTY WILLIAMSON

PARCEL 9M-E
PART 1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

EXHIBIT "E"

REV. 06/30/17
PAGE 5 OF 7



BASELINE - SEE SHEET 4
MATCHLINE STATION 285+00.00

NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD.

REMAINDER PORTION

1162.08 ACRES

(EXHIBIT "A", 3)

DOC. NO. 9824078

O.R.W.C.T.

ORIGINAL 1605.03 AC. TRACT DESCRIBED IN VOL. 305, PG. 219 D.R.W.C.T.

9M-E

PART 1

1.140 AC. FT.

PROPOSED 15' EASEMENT

PROPOSED R.O.W. S21°27'52"E 445.94'

15' JONAH WATER SUPPLY CORPORATION EASEMENT VOL. 1002, PG. 820 O.R.W.C.T.

286+00

EXISTING R.O.W.

287+00

288+00

289+00

290+00

291+00

292+00

293+00

294+00

295+00

296+00

297+00

298+00

299+00

300+00

301+00

302+00

303+00

304+00

305+00

306+00

307+00

308+00

309+00

C.R. 110 (R.O.W. WIDTH VARIES)

EXISTING R.O.W.

EXISTING R.O.W.

UNIVERSITY BOULEVARD

(CHANDLER ROAD)
(R.O.W. WIDTH VARIES)
WILLIAMSON COUNTY, TEXAS
TRACT 1
(27.5719 AC.)
DOC. NO. 2006002312
O.P.R.W.C.T.

EXISTING R.O.W.

NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD.
REMAINDER PORTION
1162.08 ACRES
(EXHIBIT "A", 3)
DOC. NO. 9824078
O.R.W.C.T.
SEE ALSO VOL. 365, PG. 562
VOL. 305, PG. 219
D.R.W.C.T.

RIGHT OF ENTRY, POSSESSION, USE, AND CONSTRUCTION AGREEMENT
DOC. NO. 2016013782
O.P.R.W.C.T.

STA. 289+10.31

100.00' LT

289+00

290+00

291+00

292+00

293+00

294+00

295+00

296+00

297+00

298+00

299+00

300+00

301+00

302+00

303+00

304+00

305+00

306+00

307+00

308+00

309+00

310+00

311+00

312+00

HENRY MILLARD SURVEY
ABSTRACT No. 452

PARCEL PLAT SHOWING PROPERTY OF

NELSON HOMESTEAD

FAMILY PARTNERSHIP, LTD.

PROJECT

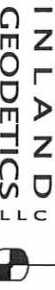
CR 110

COUNTY

WILLIAMSON

PARCEL 9M-E
PART 1

INLAND
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00



SCALE

1" = 100'

PLAT TO ACCOMPANY PARCEL DESCRIPTION

	TXDOT TYPE 1 CONCRETE MONUMENT FOUND	(^E)	PROPERTY LINE RECORD INFORMATION
■	FENCE CORNER POST FOUND	—/—	LINE BREAK
●	1/2" IRON ROD FOUND UNLESS NOTED	N	DENOTES COMMON OWNERSHIP
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP (AS NOTED)	P.O.B. P.O.R. N.T.S.	POINT OF BEGINNING POINT OF REFERENCE NOT TO SCALE
⊕	COTTON GIN SPINDLE FOUND	D.R.W.C.T.	DEED RECORDS
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	O.R.W.C.T.	WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS
×	X CUT FOUND	O.P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS
▲	60/D NAIL FOUND	P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS PLAT RECORDS
△	CALCULATED POINT		WILLIAMSON COUNTY, TEXAS
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILCO-ROW-4933" SET (UNLESS NOTED OTHERWISE)		

0. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 465, PAGE 450, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.



PLAT TO ACCOMPANY PARCEL DESCRIPTION

- P. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 472, PAGE 7, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 574, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND VOLUME 1002, PAGE 820, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- R. EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY BY INSTRUMENTS IN VOLUME 840, PAGE 699, DOES NOT AFFECT AND VOLUME 844 PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND AS FURTHER AFFECTED BY INSTRUMENTS IN VOLUME 2169, PAGE 795, OF THE OFFICIAL RECORDS, DOES NOT AFFECT AND DOCUMENT NO(S) 2014064017 AND 2014103708, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- S. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 1472, PAGE 9, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- T. EASEMENT GRANTED TO ENSERCH CORPORATION BY INSTRUMENT IN VOLUME 2302, PAGE 357, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- U. BOUNDARY LINE AGREEMENT BY INSTRUMENT IN VOLUME 1066, PAGE 926, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- V. RIGHT OF ENTRY, POSSESSION, USE AND CONSTRUCTION AGREEMENT RECORDED IN DOCUMENT NO. 2016013782, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

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

M. Stephen Truesdale 12 May 2017

DATE:

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



PARCEL PLAT SHOWING PROPERTY OF
NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.

SCALE

1" = 100'

PROJECT

CR 110

COUNTY

WILLIAMSON

PARCEL 9M-E
PART 1

EXHIBIT F

County: Williamson
Parcel : 9M-E PART 2
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 9M-E PART 2

DESCRIPTION OF A 0.893 ACRE (38,878 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 AND THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A REMAINDER PORTION OF THAT CALLED 1162.08 ACRE TRACT OF LAND CONVEYED TO NELSON HOMESTEAD FAMILY PARTNERSHIP, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 9824078 (EXHIBIT "A", 3) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.893 ACRE (38,878 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as N=10189192.03, E=3150825.97 TxSPC Zone 4203) set 68.00 feet left of proposed County Road (C.R.) 110 Baseline Station 318+41.39 in the proposed westerly Right-of-Way (ROW) line of C.R. 110 (variable width ROW), same being in the common boundary line of said remainder portion of 1162.08 acre tract, and that called 95.08 acre tract of land conveyed to JCN Family Partnership, L.P. by instrument recorded in Document No. 2005081839 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE, departing said common boundary line, with said proposed westerly ROW line, the following eight (8) courses:

- 1) along a curve to the right, having a delta angle of **04°24'45"**, a radius of **4932.00** feet, an arc length of **379.83** feet and a chord which bears **S 15°45'05" E** for a distance of **379.74** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet left of proposed C.R.110 Baseline Station 314+56.33, for a point of tangency;
- 2) **S 13°32'42" E** for a distance of **123.44** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet left of proposed C.R.110 Baseline Station 313+32.89, for a point of curvature to the left;
- 3) along said curve to the left, having a delta angle of **13°03'48"**, a radius of **5068.00** feet, an arc length of **1155.50** feet and a chord which bears **S 20°04'36" E** for a distance of **1152.99** feet, for a point of tangency;
- 4) **S 26°36'30" E** for a distance of **406.73** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 74.00 feet left of proposed C.R.110 Baseline Station 297+86.11, for an angle point;
- 5) **S 17°21'38" E** for a distance of **182.37** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 100.00 feet left of proposed C.R.110 Baseline Station 296+02.40, for a point of curvature to the right;
- 6) along said curve to the right, having a delta angle of **03°02'20"**, a radius of **4900.00** feet, an arc length of **259.88** feet and a chord which bears **S 22°59'01" E** for a distance of **259.85** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 100.00 feet left of proposed C.R.110 Baseline Station 293+37.21, for a point of tangency;
- 7) **S 21°27'52" E** for a distance of **76.91** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 100.00 feet left of proposed C.R.110 Baseline Station 292+60.30, for the southeasterly corner of the herein described tract;

- 8) **S 23°35'14" W** for a distance of **21.19** feet to a calculated point, for the southwesterly corner of the herein described tract, and from which a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 175.00 feet left of proposed C.R.110 Baseline Station 291+85.43 being in the northerly ROW line of University Boulevard (variable width ROW) bears S 23°35'14" W at a distance of 84.75 feet;

THENCE, departing said proposed westerly ROW line, through the interior of said remainder portion of the 1162.08 acre tract, the following seven (7) courses:

- 9) **N 21°27'52" W** for a distance of **91.88** feet to a calculated point for a point of curvature to the left;
- 10) along said curve to the left, having a delta angle of **03°02'59"**, a radius of **4885.00** feet, an arc length of **260.02** feet and a chord which bears **N 22°59'21" W** for a distance of **259.99** feet to a calculated point, for a point of non-tangency;
- 11) **N 17°21'38" W** for a distance of **182.09** feet to a calculated point, for an angle point;
- 12) **N 26°36'30" W** for a distance of **405.52** feet to a calculated point, for a point of curvature to the right;
- 13) along said curve to the right, having a delta angle of **13°03'48"**, a radius of **5083.00** feet, an arc length of **1158.92** feet and a chord which bears **N 20°04'36" W** for a distance of **1156.41** feet to a calculated point, for a point of tangency;
- 14) **N 13°32'42" W** for a distance of **123.44** feet to a calculated point, for a point of curvature to the left;
- 15) along said curve to the left, having a delta angle of **04°24'11"**, a radius of **4917.00** feet, an arc length of **377.86** feet and a chord which bears **N 15°44'48" W** for a distance of **377.77** feet to a calculated point in said common boundary line of said remainder portion of 1162.08 acre tract and said 95.08 acre tract, for the northwesterly corner of the herein described tract;
- 16) **THENCE**, with said common boundary line, **N 68°56'42" E** for a distance of **15.02** feet to the **POINT OF BEGINNING**, containing 0.893 acres (38,878 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

25 July 2016
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

HENRY MILLARD SURVEY
ABSTRACT NO. 452

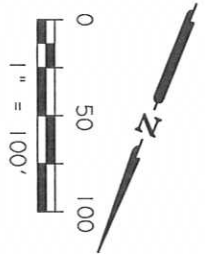
UNIVERSITY BOULEVARD
(CHANDLER ROAD)
(R.O.W. WIDTH VARIES)
WILLIAMSON COUNTY, TEXAS
TRACT 1
(27.5719 AC.)
DOC. NO. 2006002312
O.P.R.W.C.T.

EXISTING R.O.W.

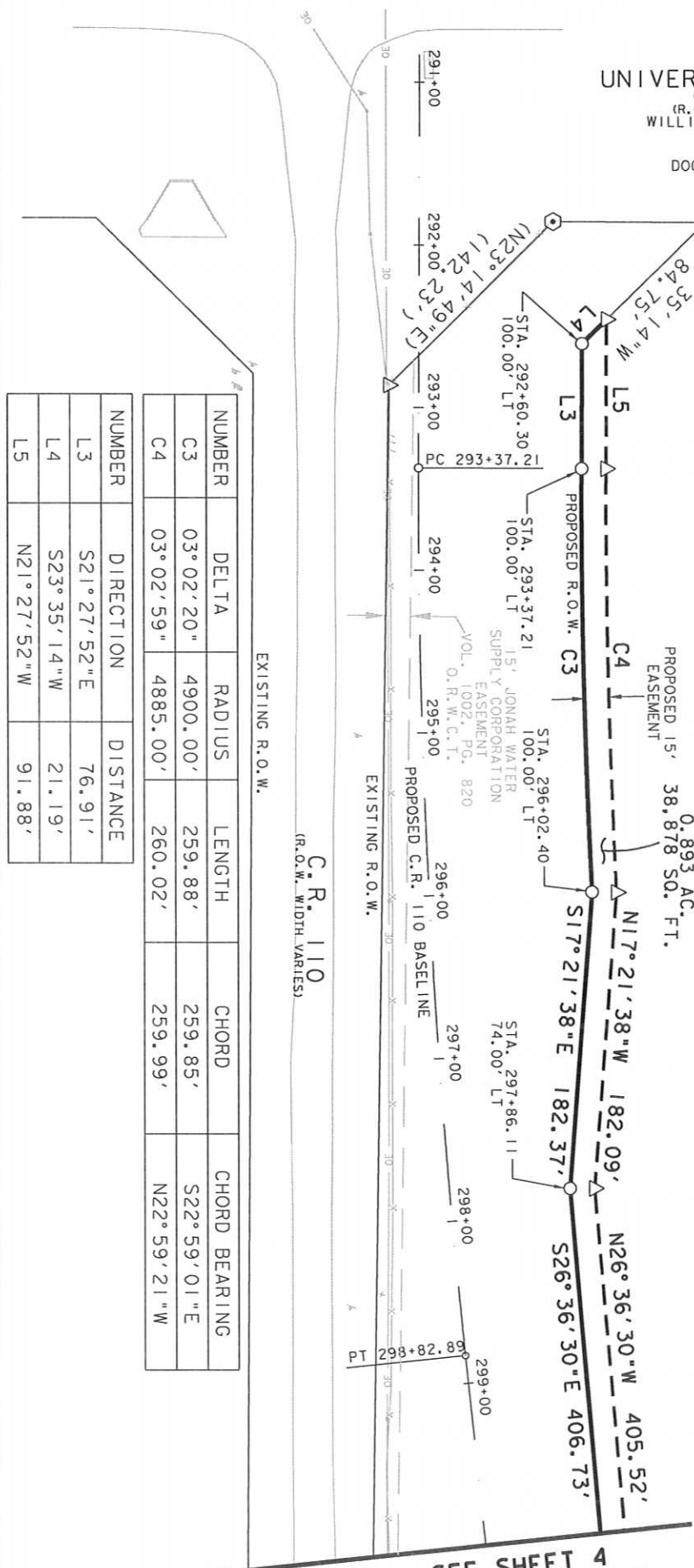
9M-E

PART 2
0.893 AC.
38,878 SQ. FT.

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 1162.08 ACRES
EXHIBIT "A", 3)
DOC. NO. 9824078
O.P.R.W.C.T.



BASELINE - SEE SHEET 4
MATCHLINE STATION 300+00.00



EXISTING R.O.W.

C.R. 110
(R.O.W. WIDTH VARIES)

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	03° 02' 20"	4900.00'	259.88'	259.85'	S22° 59' 01" E
C4	03° 02' 59"	4885.00'	260.02'	259.99'	N22° 59' 21" W

NUMBER	DIRECTION	DISTANCE
L3	S21° 27' 52" E	76.91'
L4	S23° 35' 14" W	21.19'
L5	N21° 27' 52" W	91.88'

INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
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ROUND ROCK, TX, 78681
PH: (512) 238-1200, FAX: (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE 1" = 100'

PROJECT CR 110

COUNTY WILLIAMSON

PARCEL 9M-E
PART 2

EXHIBIT "F"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 07/15/16
PAGE 4 OF 7

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	13° 03' 48"	5068.00'	1155.50'	1152.99'	S20° 04' 36"E
C5	13° 03' 48"	5083.00'	1158.92'	1156.41'	N20° 04' 36"W

HENRY MILLARD SURVEY
ABSTRACT NO. 452

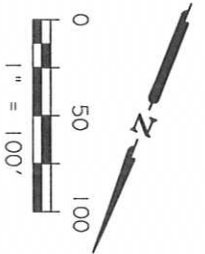
NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 1162.08 ACRES
EXHIBIT "A" (3)
DOC. NO. 9824078
O.R.W.C.T.

PART 2
0.893 AC.
38,878 SQ. FT.

PROPOSED 15'
EASEMENT

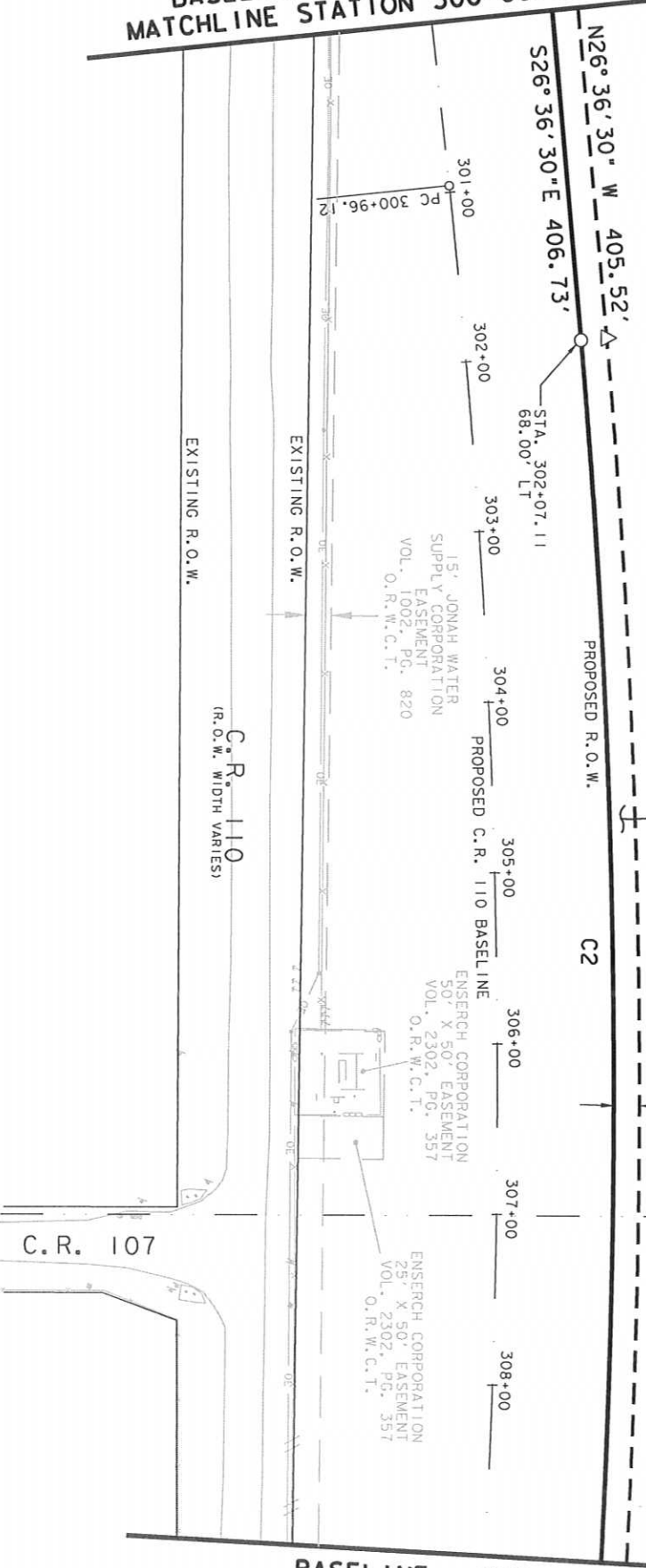
OSTENSIBLE SURVEY LINE

JOHN McQUEEN SURVEY
ABSTRACT NO. 426



BASELINE - SEE SHEET 3
MATCHLINE STATION 300+00.00

BASELINE - SEE SHEET 5
MATCHLINE STATION 309+00.00



INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

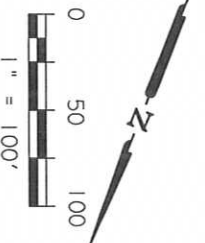
**PARCEL 9M-E
PART 2**

EXHIBIT "F"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 07/15/16
PAGE 5 OF 7

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 24' 45"	4932.00'	379.83'	379.74'	S15° 45' 05" E
C2	13° 03' 48"	5068.00'	1155.50'	1152.99'	S20° 04' 36" E

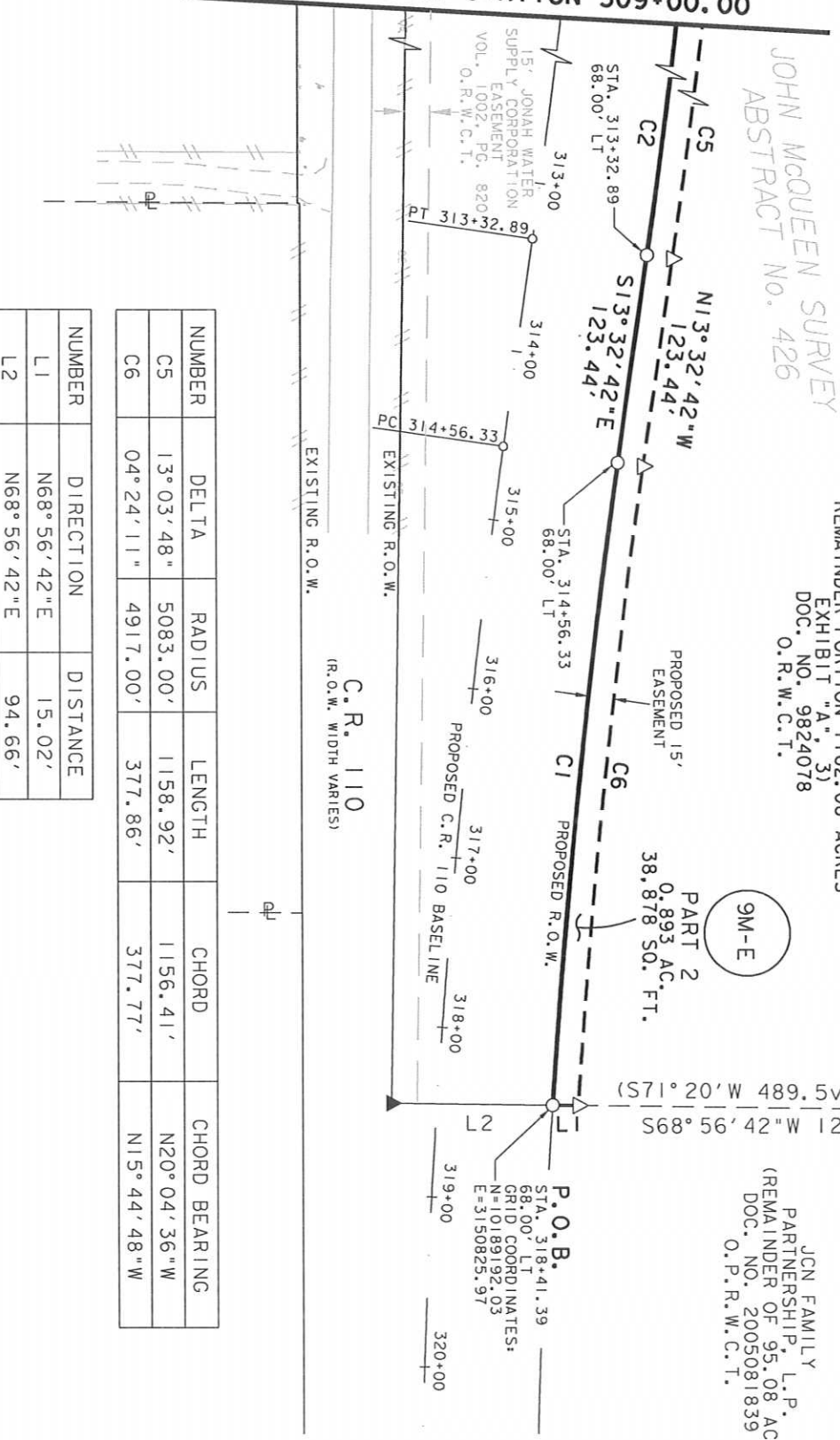


JOHN McQUEEN SURVEY
ABSTRACT NO. 426

NELSON HOMESTEAD FAMILY
PARTNERSHIP, LTD.
REMAINDER PORTION 1162.08 ACRES
EXHIBIT "A", (3)
DOC. NO. 9824078
O.R.W.C.T.

JCN FAMILY
PARTNERSHIP, L.P.
(REMAINDER OF 95.08 AC.)
DOC. NO. 2005081839
O.P.R.W.C.T.

BASELINE - SEE SHEET 4
MATCHLINE STATION 309+00.00



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C5	13° 03' 48"	5083.00'	1158.92'	1156.41'	N20° 04' 36" W
C6	04° 24' 11"	4917.00'	377.86'	377.77'	N15° 44' 48" W

NUMBER	DIRECTION	DISTANCE
L1	N68° 56' 42" E	15.02'
L2	N68° 56' 42" E	94.66'

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SCALE
1" = 100'

PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

PROJECT
CR 110

COUNTY
WILLIAMSON

**PARCEL 9M-E
PART 2**

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	℄	CENTER LINE
▣	1/2" IRON ROD SET W/ TXDOT ALUMINUM CAP TO BE REPLACED BY TYPE II MONUMENT	℄	PROPERTY LINE
▣	TXDOT TYPE II CONCRETE MONUMENT FOUND	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND UNLESS NOTED	—	LINE BREAK
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	—	LAND HOOK
⊙	COTTON GIN SPINDLE FOUND	—	POINT OF BEGINNING
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	—	POINT OF REFERENCE
×	X CUT FOUND	—	NOT TO SCALE
▲	MAG NAIL FOUND IN WOODEN FENCE POST	—	DEED RECORDS
△	CALCULATED POINT	—	WILLIAMSON COUNTY, TEXAS
○	1/2" IRON ROD W/ ALUMINUM CAP	—	OFFICIAL RECORDS
	STAMPED "WILCO" SET	—	WILLIAMSON COUNTY, TEXAS
	(UNLESS NOTED OTHERWISE)	—	PLAT RECORDS
		—	WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.000111.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1608529-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 11, 2016, ISSUE DATE MARCH 21, 2016.

- 10G. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID NO. 1A, SUBJECT TO.
- H. INCLUSION WITHIN THE PALOMA LAKE MUD NO. 1 & 2, SUBJECT TO.
- I. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 237, PAGE 280, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- J. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 184, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BLANKET EASEMENT AFFECTS.
- K. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT IN VOLUME 238, PAGE 186, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 429, PAGE 663, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 445, PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- N. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 446, PAGE 303, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- O. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 465, PAGE 450, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.



PARCEL PLAT SHOWING PROPERTY OF
**NELSON HOMESTEAD
FAMILY PARTNERSHIP, LTD.**

SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON

PARCEL 9M-E
PART 2

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 07/15/16
PAGE 7 OF 7

- P. EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT IN VOLUME 472, PAGE 7, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP., BY INSTRUMENT IN VOLUME 563, PAGE 574, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND VOLUME 1002, PAGE 820, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- R. EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY BY INSTRUMENTS IN VOLUME 840, PAGE 699, DOES NOT AFFECT AND VOLUME 844 PAGE 659, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AND AS FURTHER AFFECTED BY INSTRUMENTS IN VOLUME 2169, PAGE 795, OF THE OFFICIAL RECORDS, BLANKET EASEMENT AFFECTS AND DOCUMENT NO(S) 2014064017 AND 2014103708, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
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- T. EASEMENT GRANTED TO ENSERCH ENSERCH BY INSTRUMENT IN VOLUME 2302, PAGE 357, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- U. BOUNDARY LINE AGREEMENT BY INSTRUMENT IN VOLUME 1066, PAGE 926, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- V. RIGHT OF ENTRY, POSSESSION, USE AND CONSTRUCTION AGREEMENT RECORDED IN DOCUMENT NO. 2016013782, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

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

M. Stephen Truesdale 25 July 2016

DATE:

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



PARCEL PLAT SHOWING PROPERTY OF

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PARCEL 9M-E
PART 2