

Corridor SE Loop

3

20

§

1. Direct access and the right of ingress and egress to and from the Owner's Property and the abutting County right of way parcel and roadway Project facility shall now be permitted and denied in the areas shown in the field notes and Control of Access line ("COA") description contained in Exhibit "B" (Parcel 22) attached hereto and incorporated herein for purposes of identifying those locations where access is permitted or denied.

2. Access now permitted by this document in the redesignated and vacated areas shown in Exhibit "B" does not constitute a driveway permit for those areas, which shall be subject to such regulation as is determined the County or other entity having control of access management for the area designated herein to be necessary in the interest of public safety, and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements. This redesignation and vacation is not intended to affect the permitted use of any currently existing or previously approved driveway facilities.
3. This redesignation and vacation inures to the benefit of Owner and binds the County and their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, this instrument is executed on this the 31st day of March, 2021.

OWNER:

BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD,
formerly known as Central Assembly of God, a Texas non-profit corporation
a Texas limited liability company

By: _____

Name: DAVID MCLAIN

Its: Pastor

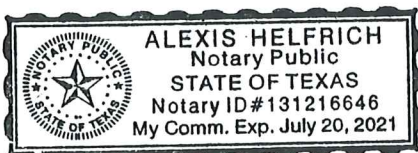
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 31st day of March, 2021 by David McLain, in the capacity and for the purposes and consideration recited therein.



Alexis Helfrich
Notary Public, State of Texas

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the _____ day of _____, 2021 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public—State of Texas

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
309 East Main Street
Round Rock, Texas 78664

EXHIBIT "A"

All of that certain 73.35 acre tract of land conveyed to the Central Assembly of God (now known as The Bridge Community Church of the Assemblies of God) by deed filed for record under Document No. 2007040774 of the Official Records of Williamson County, Texas;

SAVE AND EXCEPT THE FOLLOWING:

All of that certain 49.950 acres, more or less, being a tract of land situated in the John Kelsey Survey, Abstract No. 377, conveyed by General Warranty Deed with Vendor's Lien dated September 30, 2019, from The Bridge Community Church of the Assemblies of God, formerly known as Central Assembly of God, a Texas non-profit corporation to P4 Hutto Partners, LLC, a Texas limited liability company, filed for record under Document No. 2019093769; and

All of that certain 4.428 acre (192,868 Sq. Ft.) tract of land in the John Kelsey Survey, Abstract No.377, Williamson County, Texas; said tract being conveyed to Williamson County, Texas by Special Warranty Deed recorded as Document No. 2020100826 of the Official Records of Williamson County, Texas
(Parcel 22); and

All of that certain 3.996 acre (174,062 Sq. Ft.) tract of land in the John Kelsey Survey, Abstract No.377, Williamson County, Texas; said tract being conveyed to Williamson County, Texas by Special Warranty Deed recorded as Document No. 2020100826 of the Official Records of Williamson County, Texas
(Parcel 22R)

EXHIBIT "A"

County: Williamson
Parcel No.: 22
Tax ID: R20682
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 5
January 22, 2021

PROPERTY DESCRIPTION FOR PARCEL 22

DESCRIPTION OF A 4.428 ACRE (192,868 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, BEING A PORTION OF THE REMAINDER OF A CALLED 73.35 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CENTRAL ASSEMBLY OF GOD, RECORDED MAY 16, 2007 IN DOCUMENT NO. 2007040774, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.) NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2009007804, O.P.R.W.C.TX.; SAID 4.428 ACRE (192,868 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 234.57 feet right of Corridor A1 Engineer's Centerline Station (E.C.S.) 128+54.80 on the existing north right-of-way line of C.R. 138, a variable width right-of-way, as described in Document No. 2009062923, O.P.R.W.C.TX., for the southeast corner of a called 49.950 acre tract of land, described in a deed to P4 Hutto Partners, LLC, recorded in Document No. 2019093769, O.P.R.W.C.TX., same being the southwest corner of said remainder of a called 73.35 acre tract;

THENCE N 07°36'59" E, departing the existing north right-of-way line of said C.R. 138, with the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, a distance of 124.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,157,846.64, E=3,167,078.66) set 120.00 feet right of Corridor A1 E.C.S 129+03.04 on the proposed south right-of-way line of Corridor A1, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 07°36'59" E, departing the proposed south right-of-way line of said Corridor A1, continuing with the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, a distance of 265.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.00 feet left of Corridor A1 E.C.S 130+15.80 on the proposed north right-of-way line of said Corridor A1, for the northwest corner of the parcel described herein, said point being the beginning of a curve to the left;

THENCE departing the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, with the proposed north right-of-way line of said C.R. 138, over and across said remainder of a called 73.35 acre tract, the following two (2) courses and distances numbered 2-3:

2) With said curve to the left, passing at an arc distance of 197.43 feet a calculated point 120.68 feet left of Corridor A1 E.C.S. 132+17.91, for the beginning of a Control of Access (C.O.A.), and continuing for a total arc distance of 374.81 feet, through a central angle 06°18'58", having a radius of 3,400.00 feet, and a chord that bears N 68°22'20" E, a distance of 374.62 feet to a calculated point** 128.84 feet left of Corridor A1 E.C.S 133+94.98, and

EXHIBIT "A"

County: Williamson
Parcel No.: 22
Tax ID: R20682
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 2 of 5
January 22, 2021

3) N 64°44'00" E, passing at a distance of 121.88 feet a calculated point 138.64 feet left of Corridor A1 E.C.S 135+16.47, for the end of C.O.A., and continuing for a total distance of 375.07 feet to a calculated point** 159.00 feet left of Corridor A1 E.C.S 137+68.84 on the common line of said remainder of a called 73.35 acre tract and a called 118.971 acre tract of land, described in a deed to Hutto 117 Investors, LP., a Texas Limited Partnership, recorded in Document No. 2019079796, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

4) **THENCE** S 07°28'36" W, departing the proposed north right-of-way line of said C.R. 138, with the common line of said remainder of a called 73.35 acre tract and said 118.971 acre tract, a distance of 352.55 feet to a calculated point** 151.90 feet right of Corridor A1 E.C.S 136+02.62 on the proposed south right-of-way line of said C.R. 138, for the beginning of C.O.A., same being the southeast corner of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS4967" found, for the southeast corner of said remainder of a called 73.35 acre tract, bears S 07°28'36" W, a distance of 416.03 feet;

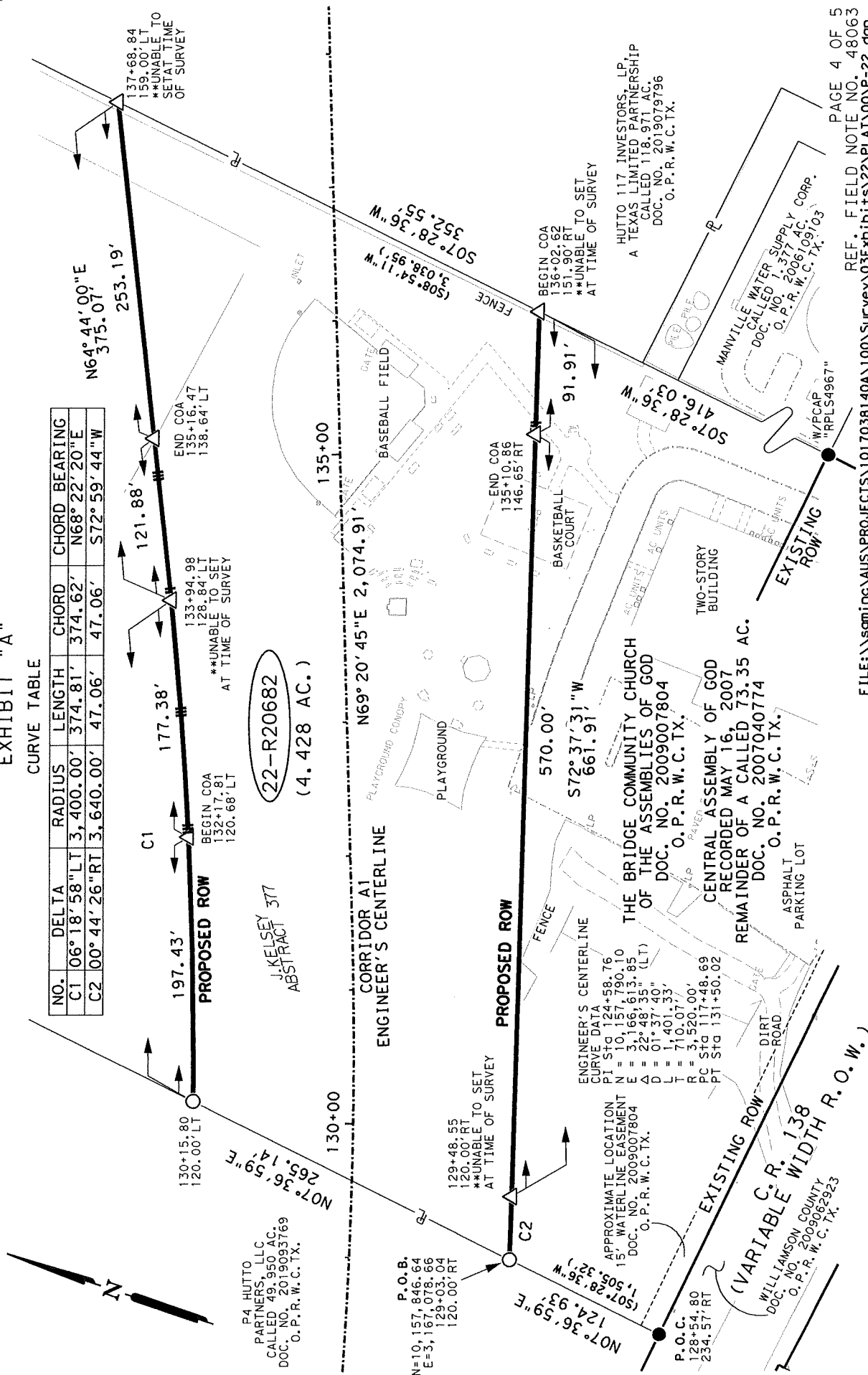
THENCE departing the common line of said remainder of a called 73.35 acre tract and said 118.971 acre tract, with the proposed south right-of-way line of said C.R. 138, the following two (2) courses and distances numbered 5-6:

5) S 72°37'31" W, passing at a distance of 91.91 feet a calculated point 146.65 feet right of Corridor A1 E.C.S 135+10.86, for the end of C.O.A., and continuing for a total distance of 661.91 feet to a calculated point** 120.00 feet right of Corridor A1 E.C.S 129+48.55, said point being the beginning of a curve to the right, and

THIS SPACE INTENTIONALLY LEFT BLANK

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	06°18'58"LT	3,400.00'	374.81'	374.62'	N68°22'20"E
C2	00°44'26"RT	3,640.00'	47.06'	47.06'	S72°59'44"W



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



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

EXISTING	*22.184 AC.	ACQUIRE	4.428 AC.	REMAINING	13.760 AC.	LEFT
				REMAINING	3.996 AC.	RIGHT

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
THE BRIDGE COMMUNITY CHURCH
OF THE ASSEMBLIES OF GOD
PARCEL 22
TAX ID R20682
4.428 AC. (192,868 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ 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
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAV88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 1937363, EFFECTIVE DATE SEPTEMBER 3, 2019, AND ISSUED DATE SEPTEMBER 11, 2019. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, WIRMITRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- **UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

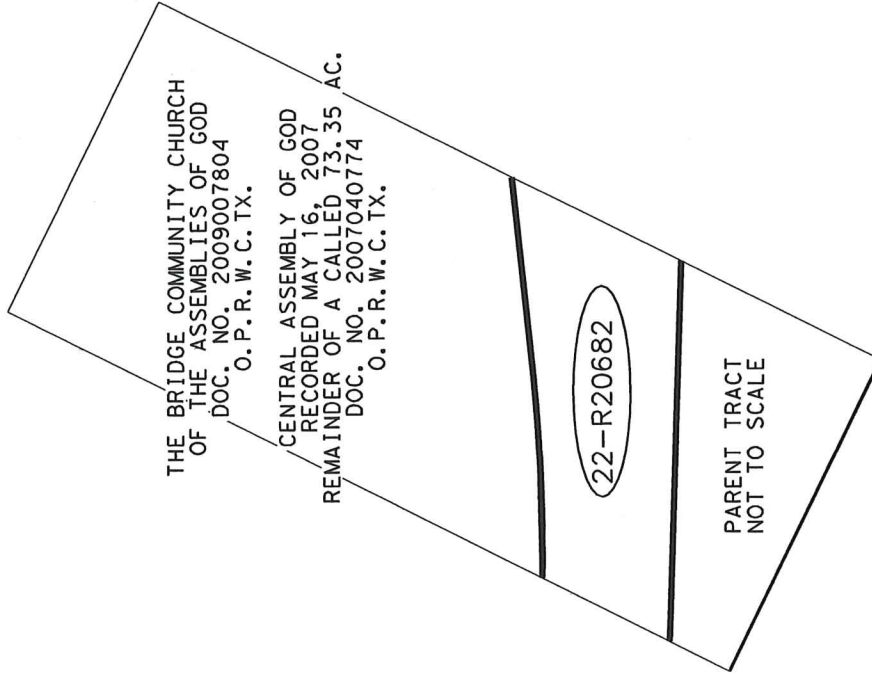
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

1/22/21



FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\22\PLAT\00NP-22.dgn
REF. FIELD NOTE NO. 48063
PAGE 5 OF 5

EXISTING	*22.184 AC.	ACQUIRE	4.428 AC.	REMAINING	13.760 AC.	LEFT
 4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 FAX: (512) 326-3029 Texas Firm Registration No. 10064300				RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD PARCEL 22 TAX ID R20682 4.428 AC. (192,868 SQ. FT.)		