

**IN THE COMMISSIONERS COURT  
OF WILLIAMSON COUNTY, TEXAS**

**RESOLUTION**

WHEREAS, the Commissioners Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to those three certain tracts of land totaling 0.44 acres (Parcels 12.14.15) described by metes and bounds in Exhibits “A-C” owned by **PLEONA MAY** for the purpose of constructing, reconstructing, maintaining, and operating Corridor H (Sam Bass Rd) roadway improvements (“Project”), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits “A-C” attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners’ Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT "A"

County: Williamson  
Parcel No.: 12  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4  
April 23, 2020

**PROPERTY DESCRIPTION FOR PARCEL 12**

DESCRIPTION OF A 0.096 ACRE (4,191 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 2.237 ACRE TRACT OF LAND, DESCRIBED AS TRACT I IN A DEED TO PLEONA MAY, RECORDED FEBRUARY 19, 1982 IN VOLUME 867, PAGE 337, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 0.096 ACRE (4,191 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 571.20 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 279+64.05, for the southeast corner of Lot 1, Brushy Bend Park, Section II, Phase II, a subdivision of record in Cabinet C, Slide 123, Plat Records of Williamson County, Texas (P.R.W.C.TX.), described as 3.34 acre tract of land in a deed to Marilyn Carlson Leblanc, recorded in Document No. 20160646528, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), same being the southwest corner of said remainder of a called 2.237 acre tract;

**THENCE** N 12°09'45" W, with the common line of said Lot 1 and said remainder of a called 2.237 acre tract, a distance of 580.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,170,307.84, E=3,107,789.48) set 16.20 feet right of Sam Bass Road E.C.S 278+45.22 on the proposed south right-of-way line of Sam Bass Road, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 12°09'45" W, departing the proposed south right-of-way line of said Sam Bass Road, continuing with the common line of said Lot 1 and said remainder of a called 2.237 acre tract, crossing at a distance of 13.30 feet the south line of a 25-foot wide Easement for Future Roadway Improvements shown on the said Brushy Bend Park subdivision plat, and continuing for a total distance of 38.95 feet to a 1/2-inch iron rod found on the existing south right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the northeast corner of said Lot 1, same being the northwest corner of said remainder of a called 2.237 acre tract and the parcel described herein, from which a 1/2-inch iron rod found, for the northeast corner of Lot 1, Block A, Spanish Oak Terrace, Phase One, a subdivision of record in Volume 7, Page 70, P.R.W.C.TX., described in a deed to Klaus D. Kuhlmann and wife, Marianne Kuhlmann, recorded in Volume 657, Page 441, D.R.W.C.TX., same being the northwest corner of said Lot 1, bears N 88°22'19" W, a distance of 306.90 feet;

2) **THENCE** S 88°15'26" E, departing the common line of said Lot 1 and said remainder of a called 2.237 acre tract, with the existing south right-of-way line of said Sam Bass Road, a distance of 96.01 feet to a calculated point, for the northwest corner of a called 2.29 acre tract of land, described in a deed to Pleona May, recorded in Volume 685, Page 109, D.R.W.C.TX., same being the northeast corner of said remainder of a called 2.237 acre tract and the parcel described herein;

3) **THENCE** S 09°23'28" E, departing the existing south right-of-way line of said Sam Bass Road, with the common line of said 2.29 acre tract and said remainder of a called 2.237 acre tract, crossing at a distance of 29.22 feet the south line of said 25-foot wide Easement for Future Roadway Improvements, and continuing for a total distance of 48.83 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 17.53 feet right of Sam Bass Road E.C.S 279+39.21 on the proposed south right-of-way line of said Sam Bass Road, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the right;

## EXHIBIT "A"

County: Williamson  
Parcel No.: 12  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 2 of 4  
April 23, 2020

4) **THENCE** departing the common line of said 2.29 acre tract and said remainder of a called 2.237 acre tract, with the proposed south right-of-way line of said Sam Bass Road and said curve to the right, over and across said remainder of a called 2.237 acre tract, an arc distance of 96.71 feet, through a central angle 08°57'05", having a radius of 619.00 feet, and a chord that bears N 82°15'29" W a distance of 96.61 feet to the **POINT OF BEGINNING**, and containing 0.096 acre (4,191 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300

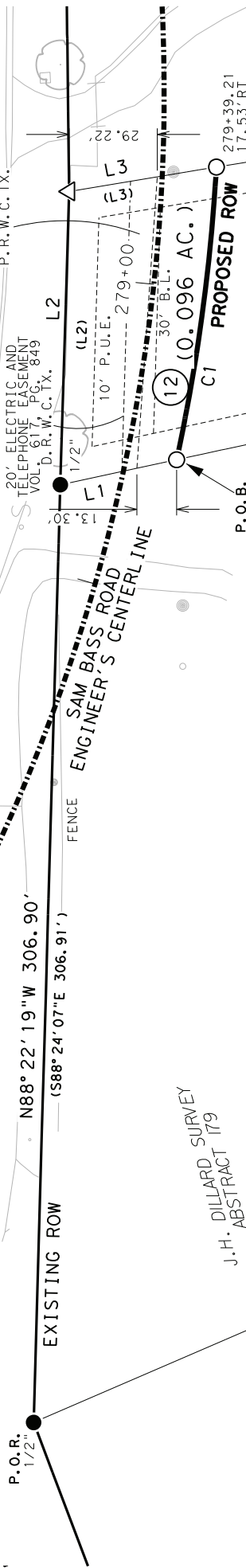


Scott C. Re 4/24/20

Scott C. Brashear  
Registered Professional Land Surveyor  
No. 6660 – State of Texas

# EXHIBIT "A"

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



ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 276+98.02  
N = 10,170, 307.84  
E = 3,107, 789.48  
Δ = 74° 08' 12" (LT)  
D = 99' 48.39"  
L = 755.65'  
R = 584.00'  
PC STA 272+56.86  
PT STA 280+12.51

KLAUS D. KUHLMANN AND  
WIFE, MARIANNE KUHLMANN  
VOL. 657, PG. 441  
D.R.W.C.TX.

LOT 1, BLOCK A  
SPANISH OAK TERRACE  
PHASE ONE  
VOL. 7, PG. 70  
P.R.W.C.TX.

MARILYN CARLSON LEBLANC  
CALLED 3.34 AC.  
DOC. NO. 2016046528  
O.P.R.W.C.TX.

LOT 1  
BRUSHY BEND PARK  
SECTION 11, PHASE II  
CABINET C, SLIDE 123  
P.R.W.C.TX.

PLEONA MAY  
CALLED 2.29 AC.  
VOL. 685, PG. 109  
D.R.W.C.TX.

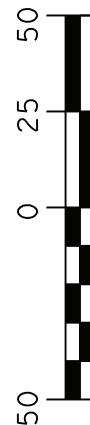
PLEONA MAY  
RECORDED FEBRUARY 19, 1982  
REMAINDER OF A  
CALLED 2.237 AC.  
TRACT I  
VOL. 867, PG. 337  
D.R.W.C.TX.

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N12°09'45"W	38.95'
L2	S88°15'26"E	96.01'
L3	(S88°23'E)	(96.05')
(L3)	S09°23'28"E	48.83'
	(S09°31'E)	(618.76')

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	08°57'05"RT	619.00'	96.71'	96.61'	N82°15'29"W



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



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

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PLEONA MAY  
PARCEL 12  
0.096 AC. (4,191 SQ. FT.)

EXISTING	*1.118 AC.	ACQUIRE	0.096 AC.	REMAINING	1.022 AC. RIGHT
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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
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

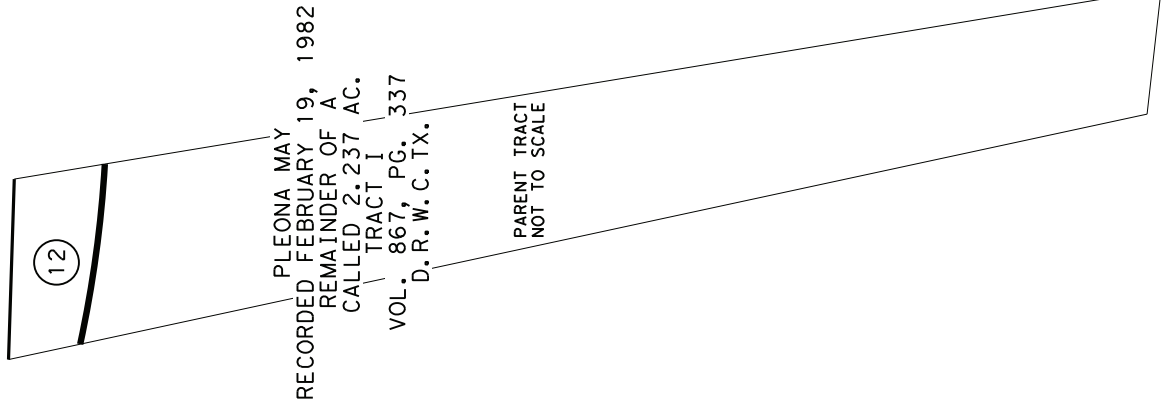
- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. 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. 2007171, EFFECTIVE DATE FEBRUARY 28, 2020, AND ISSUED DATE MARCH 9, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KPRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

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

4/24/20

DATE

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



FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\12PLAT\00NP-12.dgn REF. FIELD NOTE NO. 47013

EXISTING	*1.118 AC.	ACQUIRE	0.096 AC.	REMAINING	1.022 AC.	RIGHT
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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  
PLEONA MAY  
PARCEL 12  
0.096 AC. (4,191 SQ. FT.)

## EXHIBIT "B"

County: Williamson  
Parcel No.: 14  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4  
November 16, 2020

### PROPERTY DESCRIPTION FOR PARCEL 14

DESCRIPTION OF A 0.188 ACRE (8,204 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.29 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO PLEONA MAY, RECORDED OCTOBER 4, 1977 IN VOLUME 685, PAGE 109, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 0.188 ACRE (8,204 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 571.20 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 279+64.05, for the southeast corner of Lot 1, Brushy Bend Park, Section II, Phase II, a subdivision of record in Cabinet C, Slide 123, Plat Records of Williamson County, Texas (P.R.W.C.TX.), described as 3.34 acre tract of land in a deed to Marilyn Carlson Leblanc, recorded in Document No. 20160646528, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), same being the southwest corner of the remainder of a called 2.237 acre tract of land, described as Tract I in a deed to Pleona May, recorded in Volume 867, Page 337, D.R.W.C.TX.;

**THENCE** N 12°09'45" W, with the common line of said Lot 1 and said remainder of a called 2.237 acre tract, a distance of 580.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 16.20 feet right of Sam Bass Road E.C.S 278+45.22 on the proposed south right-of-way line of Sam Bass Road, said point being the beginning of a curve to the right;

**THENCE** departing the common line of said Lot 1 and said remainder of a called 2.237 acre tract, with the proposed south right-of-way line of said Sam Bass Road and said curve to the right, over and across said remainder of a called 2.237 acre tract, an arc distance of 96.71 feet, through a central angle 08°57'05", having a radius of 619.00 feet, and a chord that bears S 82°15'29" E, a distance of 96.61 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,170,294.82, E=3,107,885.21) set 17.53 feet right of Sam Bass Road E.C.S 279+39.21 on the common line of said 2.29 acre tract and said remainder of a called 2.237 acre tract, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 09°23'28" W, departing the proposed south right-of-way line of said Sam Bass Road, with the common line of said 2.29 acre tract and said remainder of a called 2.237 acre tract, crossing at a distance of 23.54 feet the south line of a 25-foot wide Easement for Future Road Improvements shown on the said Brushy Bend Park subdivision plat, and continuing for a total distance of 48.83 feet to a calculated point on the existing south right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the northeast corner of said remainder of a called 2.237 acre tract, same being the northwest corner of said 2.29 acre tract and the parcel described herein;

2) **THENCE** N 89°15'50" E, departing the common line of said 2.29 acre tract and said remainder of a called 2.237 acre tract, with the existing south right-of-way line of said Sam Bass Road, a distance of 174.75 feet to a calculated point, for the northwest corner of a called 2.37 acre tract of land, described as Tract II in said deed to Pleona May, recorded in Volume 867, Page 337, D.R.W.C.TX., same being the northeast corner of said 2.29 acre tract and the parcel described herein;



## EXHIBIT "B"

County: Williamson  
Parcel No.: 14  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 2 of 4  
November 16, 2020

3) **THENCE** S 06°48'28" E, departing the existing south right-of-way line of said Sam Bass Road, with the common line of said 2.29 acre tract and said 2.37 acre tract, crossing at a distance of 25.14 feet the south line of said 25-foot wide Easement for Future Road Improvements, and continuing for a total distance of 42.36 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 19.00 feet right of Sam Bass Road E.C.S 281+09.08, for the southeast corner of the parcel described herein;

**THENCE** departing the common line of said 2.29 acre tract and said 2.37 acre tract, with the proposed south right-of-way line of said Sam Bass Road, over and across said 2.29 acre tract, the following two (2) courses and distances numbered 4-5:

4) S 85°09'00" W, a distance of 84.49 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 19.00 feet right of Sam Bass Road E.C.S 280+24.60, said point being the beginning of a curve to the right, and

5) With said curve to the right, an arc distance of 87.68 feet, through a central angle 08°06'59", having a radius of 619.00 feet, and a chord that bears S 89°12'29" W, a distance of 87.61 feet to the **POINT OF BEGINNING**, and containing 0.188 acre (8,204 sq. ft.) of land, more or less.

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

### Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300



*Scott C. Brashear*        11/16/20  
\_\_\_\_\_  
Scott C. Brashear        Date  
Registered Professional Land Surveyor  
No. 6660 – State of Texas



# EXHIBIT "A"

C.R. 175 (SAM BASS RD)

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

0.100 AC. FOR FUTURE  
25' EASEMENT FOR FUTURE  
ROADWAY IMPROVEMENTS  
CABINET C, SLIDE 123  
P.R.W. C. TX.

(L2) 20' ELECTRIC AND  
TELEPHONE EASEMENT  
VOL. 617, PG. 849  
D.R.W. C. TX.

EXISTING ROW

SAM BASS ROAD  
ENGINEER'S CENTERLINE

279+00

PROPOSED ROW

C1

278+45.22  
16.20' RT

MARILYN CARLSON LEBLANC  
CALLED 3-34 AC.  
DOC. NO. 2016046528  
O.P.R.W. C. TX.

LOT 1  
BRUSHY BEND PARK  
SECTION 11, PHASE II  
CABINET C, SLIDE 123  
P.R.W. C. TX.

PLEONA MAY  
REMAINDER OF A  
CALLED 2.237 AC.  
VOL. 867, PG. 337  
D.R.W. C. TX.

(N14°54'35"W 621.47')  
(N12°09'45"W 580.21')

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 276+98.02  
N = 10,170,276.64  
E = 3,107,519.58  
Δ = 74°08'12" (LT)  
L = 09°48'39"  
D = 755.65'  
T = 441.17'  
R = 584.00'  
PC Sta 272+56.86  
PT Sta 280+12.51

PLEONA MAY  
RECORDED OCTOBER 4, 1977  
CALLED 2.29 AC.  
VOL. 685, PG. 109  
D.R.W. C. TX.

J.H. DILLARD SURVEY  
ABSTRACT 179

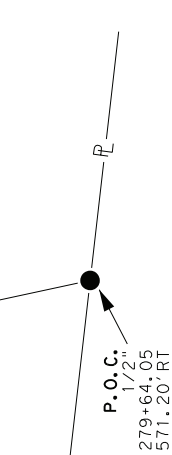
PLEONA MAY  
CALLED 2.37 AC.  
TRACT II  
VOL. 867, PG. 337  
D.R.W. C. TX.

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N09°23'28"W	48.83'
(L1)	(N09°31'W)	(618.76')
L2	N89°15'50"E	174.75'
(L2)	(N89°08'E)	(174.85')
L3	S06°48'28"E	42.36'
(L3)	(S06°56'E)	(634.28')

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	08°57'05"RT	619.00'	96.71'	96.61'	S82°15'29"E
C2	08°06'59"RT	619.00'	87.68'	87.61'	S89°12'29"W



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

EXISTING	2.29 AC.	ACQUIRE	0.188 AC.	REMAINING	2.102 AC. RIGHT
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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  
PLEONA MAY  
PARCEL 14  
0.188 AC. (8,204 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
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

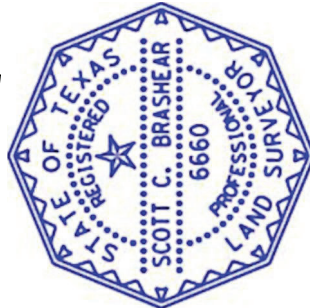
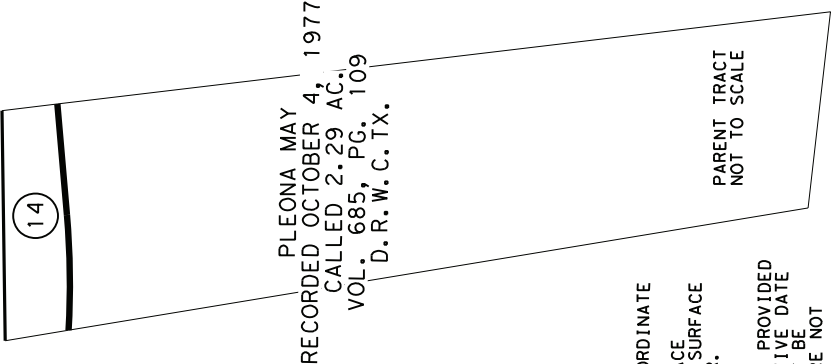
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2007171, EFFECTIVE DATE FEBRUARY 28, 2020, AND ISSUED DATE MARCH 9, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

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

11/16/20

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

DATE



SCHEDULE B:

- THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2007171, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 28, 2020, AND ISSUED DATE MARCH 9, 2020.
1. RESTRICTIVE COVENANTS: VOLUME 554, PAGE 135 AND VOLUME 568, PAGE 10, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- 10A. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)
- B. ANY AND ALL VISIBLE AND/OR APPARENT EASEMENTS LOCATED ON, OVER OR ACROSS SUBJECT PROPERTY.
- C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- D. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID.
- E. BUILDING SETBACK LINES AS STATED ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. AFFECTS AS SHOWN.
- F. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. PURPOSE: FUTURE ROAD IMPROVEMENTS. LOCATION: 25 FEET RESERVED ALONG THE FRONT PROPERTY. AFFECTS AS SHOWN.
- G. EASEMENT AS STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. PURPOSE: UTILITY. LOCATION: 10 FEET RESERVED ON EACH SIDE OF EACH PROPERTY LINE. AFFECTS AS SHOWN.
- H. EASEMENT: RECORDED: VOLUME 617, PAGE 849. DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: PEDERNALES ELECTRIC COOPERATIVE, INC. PURPOSE: ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE AND SYSTEM. AFFECTS AS SHOWN.
- I. EASEMENT: RECORDED: VOLUME 427, PAGE 228. DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: LONE STAR GAS COMPANY. PURPOSE: PIPE LINES AND APPURTENANCES. UNPLOTTABLE, MAY AFFECT.
- J. EASEMENT: RECORDED: VOLUME 565, PAGE 303. DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: PEDERNALES ELECTRIC COOPERATIVE, INC. PURPOSE: ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE AND SYSTEM. UNPLOTTABLE, MAY AFFECT.
- K. ALL LEASES, GRANTS, EXCEPTION OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\14PLAT\00NP-14.dgn

EXISTING	2.29 AC.	ACQUIRE	0.188 AC.	REMAINING	2.102 AC.	RIGHT
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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  
PLEONA MAY  
PARCEL 14  
0.188 AC. (8,204 SQ. FT.)

## EXHIBIT "C"

County: Williamson  
Parcel No.: 15  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4  
November 16, 2020

### PROPERTY DESCRIPTION FOR PARCEL 15

DESCRIPTION OF A 0.156 ACRE (6,772 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.37 ACRE TRACT OF LAND, DESCRIBED AS TRACT II IN A DEED TO PLEONA MAY, RECORDED FEBRUARY 19, 1982 IN VOLUME 867, PAGE 337, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 0.156 ACRE (6,772 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 5/8-inch iron rod found 639.72 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 282+77.19, for the southwest corner of a called 2.22 acre tract of land, described in a deed to Edward B. Roha and wife, Rebecca R. Roha, recorded in Document No. 2013003444, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), same being the southeast corner of said 2.37 acre tract;

**THENCE** N 04°25'47" W, with the common line of said 2.37 acre tract and said 2.22 acre tract, a distance of 617.74 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,170,314.78, E=3,108,229.27) set 22.00 feet right of Sam Bass Road E.C.S 282+81.72 on the proposed south right-of-way line of Sam Bass Road, for the southeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 85°09'00" W, departing the common line of said 2.37 acre tract and said 2.22 acre tract, with the proposed south right-of-way line of said Sam Bass Road, over and across said 2.37 acre tract, a distance of 172.53 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 22.00 feet right of Sam Bass Road E.C.S 281+09.19 on the common line of said 2.37 acre tract and of a called 2.29 acre tract of land, described in a deed to Pleona May, recorded in Volume 685, Page 109, D.R.W.C.TX., for the southwest corner of the parcel described herein;

2) **THENCE** N 06°48'28" W, continuing with the proposed south right-of-way line of said Sam Bass Road, passing at a distance of 3.00 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 19.00 feet right of Sam Bass Road E.C.S 281+09.08, with the common line of said 2.37 acre tract and said 2.29 acre tract, crossing at a distance of 20.22 feet the south line of a 25-foot wide Easement for Future Road Improvements shown on the Brushy Bend Park subdivision plat, recorded in Cabinet C, Slide 123, Plat Records of Williamson County, Texas (P.R.W.C.TX.), and continuing for a total distance of 45.36 feet to a calculated point on the existing south right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the northeast corner of said 2.29 acre tract, same being the northwest corner of said 2.37 acre tract and the parcel described herein;

3) **THENCE** N 89°15'33" E, departing the common line of said 2.29 acre tract and said 2.37 acre tract, with the existing south right-of-way line of said Sam Bass Road, a distance of 174.77 feet to calculated point, for the northwest corner of said 2.22 acre tract, same being the northeast corner of said 2.37 acre tract and the parcel described herein, from which a 5/8-inch iron rod found, for the northeast corner of said 2.22 acre tract bears S 88°45'42" E, a distance of 147.43 feet;

# EXHIBIT "C"

County: Williamson  
Parcel No.: 15  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 2 of 4  
November 16, 2020

4) **THENCE** S 04°25'47" E, departing the existing south right-of-way line of said Sam Bass Road, with the common line of said 2.22 acre tract and said 2.37 acre tract, crossing at a distance of 25.05 feet the south line of said 25-foot wide Easement for Future Road Improvements, and continuing for a total distance of 32.81 feet to the **POINT OF BEGINNING**, and containing 0.156 acre (6,772 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300



*Scott C. Brashear*       11/16/20  
\_\_\_\_\_  
Scott C. Brashear       Date  
Registered Professional Land Surveyor  
No. 6660 – State of Texas

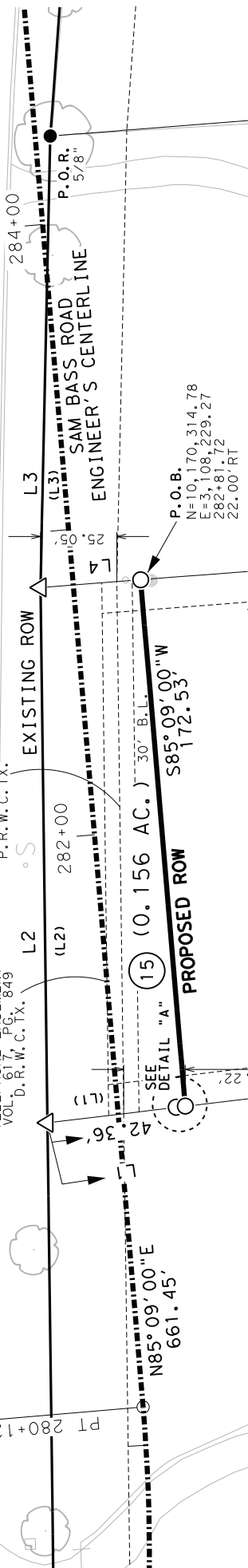
# EXHIBIT "A"

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

0.100 AC. EASEMENT FOR FUTURE  
ROADWAY IMPROVEMENTS  
CABINET C. SLIDE 123  
P.R.W.C.TX.

20' ELECTRIC AND  
TELEPHONE EASEMENT  
VOL. 617, PG. 849  
D.R.W.C.TX.

C.R. 175 (SAM BASS RD)



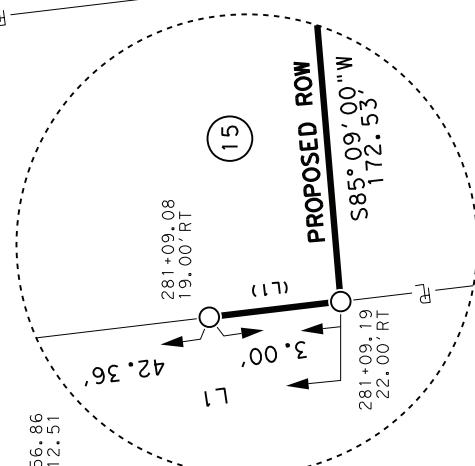
PLEONA MAY  
CALLED 2.29 AC.  
VOL. 685, PG. 109  
D.R.W.C.TX.

PLEONA MAY  
RECORDED FEBRUARY 19, 1982  
CALLED 2.37 AC.  
TRACT II  
VOL. 867, PG. 337  
D.R.W.C.TX.

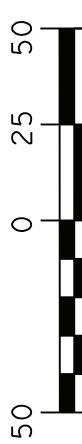
ENGINEER'S CENTERLINE  
CURVE DATA  
PI STG 276+98.02  
N = 10, 170, 276.64  
E = 3, 07, 59.58  
Δ = 74° 08' 12" (LT)  
D = 09° 48' 39"  
L = 755.65'  
T = 441.17'  
R = 584.00'  
PC STG 272+56.86  
PT STG 280+12.51

LINE NO.	BEARING	DISTANCE
L1	N06° 48' 28" W	45.36'
(L1)	(N06° 56' W)	(634.28')
L2	N89° 15' 33" E	174.77'
(L2)	(N89° 08' E)	(174.86')
L3	S88° 45' 42" E	147.43'
(L3)	(S88° 14' 20" E)	(147.34')
L4	S04° 25' 47" E	32.81'

LINE TABLE



DETAIL "A"  
NOT TO SCALE



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

EDWARD B. ROHA AND  
WIFE, REBECCA R. ROHA  
CALLED 2.22 AC.  
DOC. NO. 2013003444  
O.P.R.W.C.TX.

J.H. DILLARD SURVEY  
ABSTRACT 179

P.O.C.  
5/8"  
282+77.19  
639.72' RT

REF. FIELD NOTE NO. 47068  
PAGE 3 OF 4  
FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\15\PLAT\00NP-15.dgn

EXISTING 2.37 AC. ACQUIRE 0.156 AC. REMAINING 2.214 AC. RIGHT



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  
PLEONA MAY  
PARCEL 15  
0.156 AC. (6,772 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
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. 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.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2007171, EFFECTIVE DATE FEBRUARY 28, 2020, AND ISSUED DATE MARCH 9, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

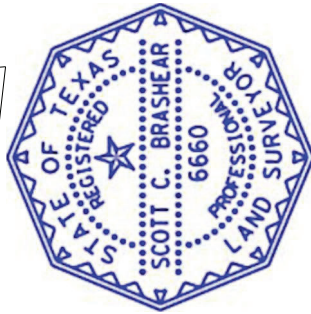
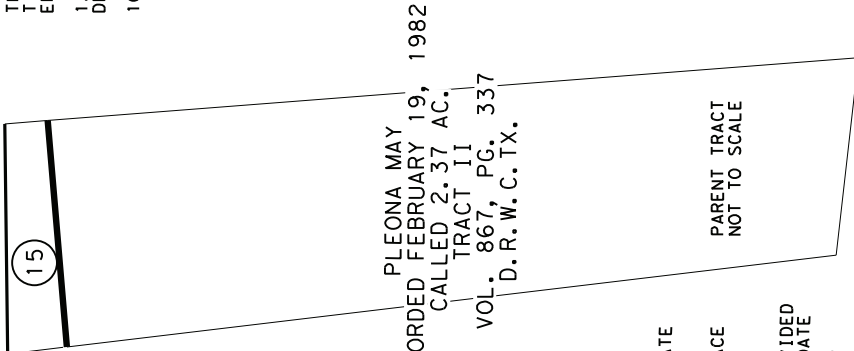
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

11/16/20

Scott C. Brashear

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

DATE



SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2007171, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 28, 2020, AND ISSUED DATE MARCH 9, 2020.

1. RESTRICTIVE COVENANTS: VOLUME 554, PAGE 135 AND VOLUME 568, PAGE 10, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SUBJECT TO.

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B. ANY AND ALL VISIBLE AND/OR APPARENT EASEMENTS LOCATED ON, OVER OR ACROSS SUBJECT PROPERTY.

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D. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID.

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F. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. PURPOSE: FUTURE ROAD IMPROVEMENTS, LOCATION: 25 FEET RESERVED ALONG THE FRONT PROPERTY. AFFECTS AS SHOWN.

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PAGE 4 OF 4  
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EXISTING	2.37 AC.	ACQUIRE	0.156 AC.	REMAINING	2.214 AC.	RIGHT
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RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
PLEONA MAY  
PARCEL 15  
0.156 AC. (6,772 SQ. FT.)