

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8725 (D) • fax 512-255-8986

don@scrrlaw.com

September 10, 2021

Via e-mail hippohank@aol.com

Treila Krueger Aery, as Trustee of the Treila Krueger Aery Trust, dated October 2003

Daniel Dwayne Krueger

11901 Hwy 79

Hutto, Texas 78634

Re: Williamson County—Southeast Loop Ph.3
Jonah SUD replacement waterline easement
Parcel No.: 86P1WE, 86P4WE

Dear Dwayne:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent waterline easement to Jonah Water Special Utility District ("Jonah") in and across portions of your property ("Owner") as part of Williamson County's ("County") proposed improvements to Southeast Loop/Corridor A1 and related utility adjustments ("Project").

By execution of this letter the parties agree as follows:

1. In return for Owner's delivery to Jonah of a fully executed and acknowledged waterline easement ("Easement") in and to a 2.60 acre (113,358 SF) of land, and in the form as set out in Exhibit "A" attached hereto and incorporated herein, County shall pay Owner the sum of **\$112,286.00** in cash or other good funds.

2. If requested by County, the Closing and completion of this transaction shall take place at a title company of County's choice ("Title Company") within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to Jonah in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien consent or subordination required as a condition of the Closing.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and Closing as quickly as possible.

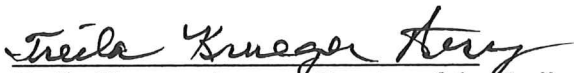
Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



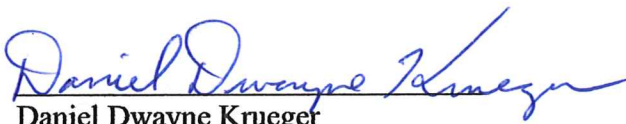
Don Childs
Sheets & Crossfield, PLLC

AGREED:



Treila Krueger Aery, as Trustee of the Treila Krueger Aery
Trust, dated October 2003, as amended

Date: 9.14.2021



Daniel Dwayne Krueger

Date: 9-14-2021

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

EXHIBIT "A" FORM OF EASEMENT FOLLOWS

WATERLINE EASEMENT

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

GRANT OF EASEMENT:

TREILA KRUEGER AERY, AS TRUSTEE OF THE TREILA KRUEGER AERY TRUST, DATED OCTOBER 2003, AS AMENDED, AND DANIEL DWAYNE KRUEGER ("Grantor", whether one or more), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto **JONAH WATER SPECIAL UTILITY DISTRICT**, whose address is 4050 FM 1660, Hutto, Texas 78634, ("Grantee"), an easement and right-of-way ("Easement") upon and across that certain 2.60 acre (113,358 SF) parcels of land, being a portion of the property of Grantor which is more particularly described by metes and bounds and sketch in Exhibits "A-B" attached hereto, located in Williamson County, Texas; and incorporated herein by reference. (collectively the "Easement Tract").

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

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

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

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

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, inspection, replacement and expansion of the water distribution and transmission lines and related facilities and appurtenances.

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

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be exclusive, and Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Easement Tract. Grantor may alter or otherwise use the surface of the Easement Tract for such purposes that do not interfere with the exercise by Grantee of the rights herein granted provided that the plans for all improvements to be placed in the Easement Tract by Grantor must be approved by Grantee before the improvements are constructed, with such approval not to be unreasonably withheld. Grantee has the right to trim and cut down trees and shrubbery and to remove other improvements and structures to the extent reasonably necessary to prevent interference with the operation or repairs to Grantee's facilities in the Easement Tract, and Grantee will be held harmless by Grantor from any and all claims of Grantor if Grantee exercises such right.

DAMAGES:

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

ENCUMBRANCES AND LIENS:

Grantor warrants that no person or business entity owns a present possessory interest in the fee title in the Easement Tract other than Grantor, and that there are no parties in possession of any portion of the Easement Tract as lessees. Furthermore, Grantor warrants that the Easement Tract is free and clear of all encumbrances and liens except the following: _____

WATER SERVICE:

Grantee and Grantor hereby acknowledge and agree that, effective immediately upon execution of this Easement, Grantee will be deemed to be providing and will be obligated to provide Grantor water service to Grantor's property across which the Easement is located. Grantor acknowledges and agrees that Grantor's ability to receive water from Grantee is subject to payment of all fees and charges due to Grantee under its tariff for such service.

ENTIRE AGREEMENT:

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

BINDING EFFECT:

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

ASSIGNABILITY:

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

In witness whereof, this instrument is executed this 14th day of September, 2021.

GRANTOR:

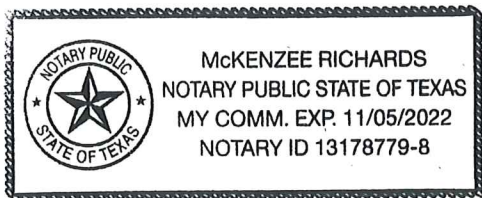
Treila Krueger Aery
Treila Krueger Aery, as Trustee of the Treila Krueger
Aery Trust, dated October 2003, as amended

Acknowledgment

STATE OF TEXAS

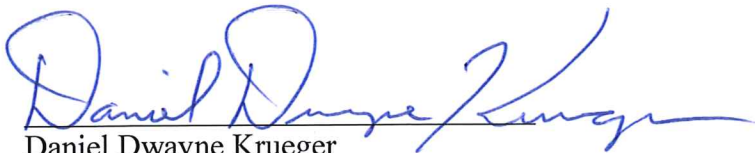
COUNTY OF Williamson

This instrument is acknowledged before me on the 14th day of September, 2021, by Treila Krueger Aery, in the capacity and for the purposes and consideration recited herein.



McKenzie
Notary Public, State of Texas
Printed Name: McKenzie Richards
My Commission Expires: 11/05/2022

GRANTOR:

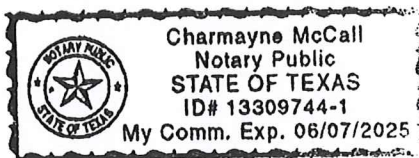

Daniel Dwayne Krueger

Acknowledgment

STATE OF TEXAS

COUNTY OF Williamson

This instrument is acknowledged before me on the 13 day of September, 2021,
by Daniel Dwayne Krueger, in the capacity and for the purposes and consideration recited
herein.



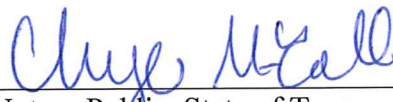

Notary Public, State of Texas
Printed Name: Charmayne McCall
My Commission Expires: 06/07/2025

EXHIBIT **A**
PROPERTY DESCRIPTION FOR PARCEL 86, PART 1 – W.E.

DESCRIPTION OF A 2.258 ACRE (98,303 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.59 ACRES DESCRIBED IN SPECIAL WARRANTY DEED TO TREILA KRUEGER AERY AND DANIEL DWAYNE KRUEGER RECORDED IN DOCUMENT NO. 2013012468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TREILA KRUEGER AERY CONVEYS HER INTEREST AS TRUSTEE TO THE TREILA KRUEGER AERY TRUST (REMAINDER OF 145.59 ACRES) IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013061155 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND RE-RECORDED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013103686 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CITING THE ACREAGE AS BEING 135.209 ACRES, SAID 2.258 ACRE (98,303 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the easterly Right-of-Way (ROW) line of that called 12.318 acre tract of described in Deed (Southeast Loop (Corridor A1) Right of Way) to Williamson County, Texas recorded in Document No. 2021085098 of the Official Public Records of Williamson County, Texas, being the northwesterly corner of the remainder of that called 6.2200 acre tract of land described in Partition Warranty Deed to Daniel Dwayne Krueger recorded in Document No. 2000010169 of the Official Public Records of Williamson County, Texas, same being the southwesterly corner of said remainder of the 135.209 acre tract, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod found in the existing northerly ROW line of U.S. Highway 79 (variable width ROW), being the southwesterly corner of said remainder of the 6.2200 acre tract, bears with the westerly boundary line of said remainder of the 6.2200 acre tract and said easterly ROW line, S 14°31'59" E, at a distance of 315.20 feet;

THENCE, departing said remainder of the 6.2200 acre tract, with the existing easterly and southerly ROW lines of said 12.318 acre ROW tract, same being the westerly, and northerly boundary lines of said remainder of the 135.209 acre tract, the following six (6) courses:

- 1) N 12°46'42" W, for a distance of 238.07 feet to an iron rod with aluminum cap stamped "ROW 4933" set for an angle point;
- 2) N 15°17'29" W, for a distance of 266.41 feet to an iron rod with aluminum cap stamped "ROW 4933" set for an angle point;
- 3) N 12°46'42" W, for a distance of 305.56 feet to an iron rod with aluminum cap stamped "ROW 4933" set for the beginning of a curve to the right;
- 4) Along said curve to the right, having a delta angle of 80°47'51", a radius of 774.00 feet, an arc length of 1,091.48 feet and a chord which bears N 27°37'13" E, for a distance of 1,003.26 feet to an iron rod with aluminum cap stamped "ROW 4933" set, for a point of tangency;
- 5) N 68°01'09" E, for a distance of 256.11 feet to an iron rod with aluminum cap stamped "ROW 4933" set for an angle point;
- 6) N 65°36'11" E, for a distance of 98.63 feet to an iron rod with aluminum cap stamped "ROW 4933" set, being the northwesterly corner of that called 0.241 acre tract of land described in Deed to Williamson County, Texas recorded in said Document No. 2021085098, for an ell corner, and from which, an iron rod with aluminum cap stamped "ROW 4933" set, being the northeasterly corner of said 0.241 acre tract, same being the northwesterly corner of that called 11.25 acre tract of land described in Warranty Deed to Frame Switch Energy, Inc. recorded in Document No. 2014078998 of the Official Public Records of Williamson County, Texas, bears N 65°36'11" E, at a distance of 15.01 feet;
- 7) **THENCE**, departing said 12.318 acre ROW tract, with the westerly boundary line of said 0.241 acre tract, same being the easterly boundary line of said remainder of the 135.209 acre tract, S 22°04'15" E, for a distance of 699.38 feet to an iron rod with aluminum cap stamped "ROW 4933" set, being the southwesterly corner of said 0.241 acre tract, for an ell corner;

- 8) **THENCE, N 67°58'05" E**, at a distance of 15.00 feet, pass the calculated southeasterly corner of said 0.241 acre tract, same being the southwesterly corner of said 11.25 acre tract, and continuing with the southerly boundary line of said 11.25 acre tract, same being said easterly boundary line of said remainder of the 135.209 acre tract, for a total distance of **263.00** feet to an iron rod with plastic cap stamped "RPLS 4773" found, being the northwesterly corner of that called 4.161 acre tract described in Document No. 2003118357 to Oncor Electric Delivery Company and corrected in Document No. 2004006610 both of the Official Public Records of Williamson County, Texas and depicted in ONCOR-TAYLOR, a subdivision of record in Cabinet Y, Slides 383-385 of the Plat Records of Williamson County, Texas, for an ell corner;

THENCE, departing said 11.25 acre tract, with the common boundary lines of said 4.161 acre tract, and said remainder of the 135.209 acre tract, the following two (2) courses:

- 9) **S 22°00'06" E**, for a distance of **399.93** feet to an iron rod with plastic cap (illegible) found, being the southwesterly corner of said 4.161 acre tract;
- 10) **N 68°13'55" E**, for a distance of **417.04** feet to a calculated point, being in the westerly line of that called 0.368 acre proposed 20' wide waterline easement, and from which a 1/2" iron rod found in the existing westerly ROW line of County Road (C.R.) 101 (variable width ROW), being the southeasterly corner of said 4.161 acre tract bears **N 68°13'55" E**, at a distance of 20.00 feet;
- 11) **THENCE**, departing said 4.161 acre tract, with the westerly line of said 20' wide proposed waterline easement, through the interior of said remainder of the 135.209 acre tract, **S 22°00'28" E**, for a distance of **20.00** feet to a calculated ell corner;

THENCE, departing said proposed waterline easement, through the interior of said remainder of the 135.209 acre tract, the following two (2) courses:

- 12) **S 68°13'55" W**, for a distance of **158.44** feet to a calculated angle point;
- 13) **S 12°40'47" E**, for a distance of **895.51** feet to a calculated point in the existing northerly ROW line of said U.S. Highway 79, being the southerly boundary line of said remainder of the 135.209 acre tract, same being the northerly boundary line of that called 1.216 acre ROW tract of land (Exhibit "C") as described in Special Warranty Deed to the State of Texas recorded in Document No. 2011052405 of the Official Public Records of Williamson County, Texas, for an ell corner, and from which, a TxDOT Type II monument found, being an ell corner in said common line and said existing northerly ROW line, being the westerly boundary line of the remainder of that called 1.62 acre ROW tract cited in Deed to Williamson County, Texas recorded in Document No. 2019125083 of the Official Public Records of Williamson County, Texas, bears **N 77°20'07" E**, at a distance of 86.82 feet;
- 14) **THENCE**, with said common boundary/ROW line, **S 77°20'07" W**, for a distance of **20.00** feet to a calculated angle point, and from which a TxDOT Type II monument found, being an ell corner in said common boundary line and said existing northerly ROW line bears **S 77°20'07" W**, at a distance of 61.03 feet

THENCE, departing said ROW line, through the interior of said remainder of the 135.209 acre tract, the following five (5) courses:

- 15) **N 12°40'47" W**, for a distance of **892.31** feet to a calculated angle point;
- 16) **S 68°13'55" W**, for a distance of **258.35** feet to a calculated ell corner;
- 17) **N 22°00'06" W**, for a distance of **399.83** feet to a calculated ell corner;
- 18) **S 67°58'05" W**, for a distance of **262.98** feet to a calculated ell corner;
- 19) **N 22°04'15" W**, for a distance of **698.54** feet to a calculated ell corner;

THENCE, continuing through the interior of said remainder of the 135.209 acre tract, being parallel with and 20' feet from said existing southerly and easterly ROW lines of said 12.318 acre ROW tract, the following six (6) courses:

- 20) **S 65°36'11" W**, for a distance of **78.22** feet to a calculated angle point;

County: Williamson
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- 21) S 68°01'09" W, for a distance of 256.53 feet to a calculated curve to left;
- 22) Along said curve to the left, having a delta angle of 80°47'51", a radius of 754.00 feet, an arc length of 1,063.28 feet and a chord which bears S 27°37'13" W, for a distance of 977.34 feet to a calculated point of tangency;
- 23) S 12°46'42" E, for a distance of 305.12 feet to a calculated angle point;
- 24) S 15°17'29" E, for a distance of 266.41 feet to a calculated angle point;
- 25) S 12°46'42" E, for a distance of 238.54 feet, to a calculated point in the southerly boundary line of said remainder of the 135.209 acre tract, same being the northerly boundary line of said remainder of the 6.2200 acre tract, for an ell corner;
- 26) THENCE, with said common boundary line, S 77°18'42" W, for a distance of 20.00 feet to the POINT OF BEGINNING, containing 2.258 acre, (98,303 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 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

16 July 2021

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



EXHIBIT A

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	■	TxDOT TYPE II CONCRETE MONUMENT FOUND	⌵	PROPERTY LINE LINE BREAK
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	⊙	1/2" ID IRON PIPE FOUND	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH ALUMINUM CAP FOUND - "TxDOT"	△	CALCULATED POINT	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	✱	WOOD POST FLUSH WITH GROUND FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
		✱	AXEL FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

I) 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.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2058028-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 29, 2020, ISSUE DATE NOVEMBER 6, 2020.

IOA. TELEPHONE LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 238, PAGE 550, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 239, PAGE 83, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MODIFIED IN DOCUMENT NO. 2007038223, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

C. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 307, PAGE 65, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

D. PIPELINE EASEMENT TO JONAH WATER SUPPLY CORPORATION RECORDED IN VOLUME 563, PAGE 716, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

E. UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINES EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004042694, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

F. UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINES EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004042695, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

G. WATER DISTRIBUTION AND TRANSMISSION LINE EASEMENT TO JONAH WATER SPECIAL UTILITY DISTRICT RECORDED IN DOCUMENT NO. 2008044413, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

H. WATER DISTRIBUTION AND TRANSMISSION LINE EASEMENT TO JONAH SPECIAL UTILITY DISTRICT RECORDED IN DOCUMENT NO. 2009089732, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MODIFIED IN DOCUMENT NO. 2010000317, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

K. CITY OF HUTTO RESOLUTION NO. 2006-27R DATED 05/25/2006 RECORDED IN DOCUMENT NO. 2006045188, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

NO.	DIRECTION	DISTANCE
L1	N68°01'09"E	256.11'
L2	N65°36'11"E	98.63'
L3	N65°36'11"E	15.01'
L4	N67°58'05"E	263.00'
L5	S22°00'28"E	20.00'
L6	S68°13'55"W	158.44'
L7	N77°20'07"E	86.82'
L8	S77°20'07"W	20.00'
L9	N77°20'07"E	61.03'
L10	S65°36'11"W	78.22'
L11	S68°01'09"W	256.53'
L12	S77°18'42"W	20.00'
L13	S14°31'59"E	315.20'
(L13)	(N14°31'58"W)	(315.20')
L14	N68°13'55"E	20.00'

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 16 July 2021
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, TEXAS 78681



07/05/2021



PARCEL PLAT SHOWING PROPERTY OF
**TREILA KRUEGER AERY TRUST
& DANIEL DWAYNE KRUEGER**

SCALE
1" = 300'

WILLIAMSON COUNTY

PROJECT
FM 3349

**PARCEL 86
PART 1
W.E.**

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County: Williamson
Parcel: 86, Part 4 W.E.
Project: FM 3349

EXHIBIT **B**
PROPERTY DESCRIPTION FOR PARCEL 86, Part 4 W.E.

DESCRIPTION OF A 0.346 ACRE (15,055 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.59 ACRES DESCRIBED IN SPECIAL WARRANTY DEED TO TREILA KRUEGER AERY AND DANIEL DWAYNE KRUEGER RECORDED IN DOCUMENT NO. 2013012468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TREILA KRUEGER AERY CONVEYS HER INTEREST AS TRUSTEE TO THE TREILA KRUEGER AERY TRUST (REMAINDER OF 145.59 ACRES) IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013061155 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND RE-RECORDED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013103686 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CITING THE ACREAGE AS BEING 135.209 ACRES, SAID 0.346 ACRE (15,055 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set at the intersection of the northerly Right-of-Way (ROW) line of that called 12.318 acre ROW tract (Southeast Loop (Corridor A1)) described in Deed to Williamson County, Texas recorded in Document No. 2021085098 of the Official Public Records of Williamson County, Texas, and the existing westerly ROW line of C.R. 101 (variable width ROW), same being the easterly boundary line of the northerly remaining portion of said remainder of the 135.209 acre tract, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said C.R. 101 ROW, with the northerly ROW line of said Southeast Loop (Corridor A1), same being the northerly remaining portion of said remainder of the 135.209 acre tract, the following two (2) courses:

- 1) S 23°01'09" W, for a distance of 55.20 feet to an iron rod with aluminum cap stamped "ROW 4933" set for angle point;
- 2) S 68°01'09" W, for a distance of 695.92 feet to the calculated southwesterly corner of the herein described parcel and from which an iron rod with aluminum cap stamped "ROW 4933" set being a point of curvature in said northerly ROW line of Southeast Loop bears S 68°01'09" W, at a distance of 334.53 feet;

THENCE, departing said ROW line, through the interior of the northerly remaining portion said remainder of the 135.209 acre tract, the following three (3) courses:

- 3) N 21°46'05" W, for a distance of 20.00 feet to the calculated northwesterly corner of the herein described parcel;
- 4) N 68°01'09" E, for a distance of 687.56 feet to a calculated angle point;
- 5) N 23°01'09" E, for a distance of 66.87 feet to a calculated angle point in said existing C.R. 101, same being the easterly boundary line of the northerly remaining portion of said remainder of the 135.209 acre tract, for the northeasterly corner of the herein described parcel;
- 6) **THENCE**, with said ROW line, same being the easterly boundary line of the northerly remaining portion of said remainder of the 135.209 acre tract, S 22°02'04" E, for a distance of 28.26 feet to the **POINT OF BEGINNING**, containing 0.346 acre, (15,055 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 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

Date

5 AUG 2021



EXHIBIT B PLAT TO ACCOMPANY DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	S23°01'09"W	55.20'
L2	N21°46'05"W	20.00'
L3	N23°01'09"E	66.87'
L4	S22°02'04"E	28.26'
L5	N22°02'04"W	1,125.32'
L6	S68°01'09"W	334.53'

ANDERSON FARMS, LLP
TRACT 2 25 ACRES
DOC. No. 2016065796
O.P.R.W.C.T.

REMAINDER OF 135.209 ACRES

TREILA KRUEGER AERY &
DANIEL DWAYNE KRUEGER
REMAINDER OF 145.59 ACRES
DOCUMENT No. 2013012468
O.P.R.W.C.T.

TREILA KRUEGER AERY AS TRUSTEE OF THE
TREILA KRUEGER AERY TRUST
REMAINDER OF 145.59 ACRES
DOC. No. 2013061155
AND RE-RECORDED AS 135.209 ACRE
REMAINDER OF 145.59 ACRES
DOC. No. 2013103686
O.P.R.W.C.T.

ONCOR ELECTRIC
DELIVERY COMPANY
15' EASEMENT &
RIGHT OF WAY
DOC. No. 2004042694
& DOC. No. 2004042695
O.P.R.W.C.T.

PATRICK O'DOUGHERTY SURVEY
ABSTRACT No. 184

P.O.B.
GRID COORDINATES:
N=10,178,849.87
E=3,192,309.85

**SOUTHEAST LOOP
(CORRIDOR A1)**
CONNECTING ROAD
(VARIABLE WIDTH R.O.W.)
WILLAMSON COUNTY, TEXAS
EXHIBIT A 12.318 ACRES
DOC. No. 2021065098
O.P.R.W.C.T.

(86)
PART 4
W.E.
0.346 AC.
15.055 SQ. FT.

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

C.R. 101
(VARIABLE WIDTH R.O.W.)

07/30/2021

**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'

WILLAMSON COUNTY

PROJECT
FM 3349

TREILA KRUEGER AERY TRUST
& DANIEL DWAYNE KRUEGER

**PARCEL 86
PART 4
W.E.**

PAGE 2 OF 3

LEGEND

- IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET
- IRON ROD WITH PLASTIC CAP FOUND - AS NOTED
- IRON ROD WITH ALUMINUM CAP FOUND - "1xDOT"
- 1/2" IRON ROD FOUND
- 1xDOT TYPE II CONCRETE MONUMENT FOUND
- 1/2" ID IRON PIPE FOUND
- △ CALCULATED POINT
- ★ WOOD POST FLUSH WITH GROUND FOUND
- AXEL FOUND
- PROPERTY LINE
- LINE BREAK
- POINT OF BEGINNING
- () RECORD INFORMATION
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

EXHIBIT B PLAT TO ACCOMPANY DESCRIPTION

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.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2058028-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 29, 2020, ISSUE DATE NOVEMBER 6, 2020.

10A. TELEPHONE LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 236, PAGE 550, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

B. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 239, PAGE 83, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MODIFIED IN DOCUMENT NO. 2007038223, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

C. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 307, PAGE 65, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

D. PIPELINE EASEMENT TO JONAH WATER SUPPLY CORPORATION RECORDED IN VOLUME 563, PAGE 716, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

E. UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINES EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004042694, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

F. UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINES EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004042695, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

G. WATER DISTRIBUTION AND TRANSMISSION LINE EASEMENT TO JONAH WATER SPECIAL UTILITY DISTRICT RECORDED IN DOCUMENT NO. 2008044413, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

H. WATER DISTRIBUTION AND TRANSMISSION LINE EASEMENT TO JONAH SPECIAL UTILITY DISTRICT RECORDED IN DOCUMENT NO. 2009089732, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MODIFIED IN DOCUMENT NO. 2010000317, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

K. CITY OF HUTTO RESOLUTION NO. 2006-27R DATED 05/25/2006 RECORDED IN DOCUMENT NO. 2006045188, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale DATE *5 Aug 2021*

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, TEXAS 78681



PARCEL PLAT SHOWING PROPERTY OF

TREILA KRUEGER AERY TRUST
& DANIEL DWAYNE KRUEGER

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 86
PART 4
W.E.

SCALE
1" = 100'

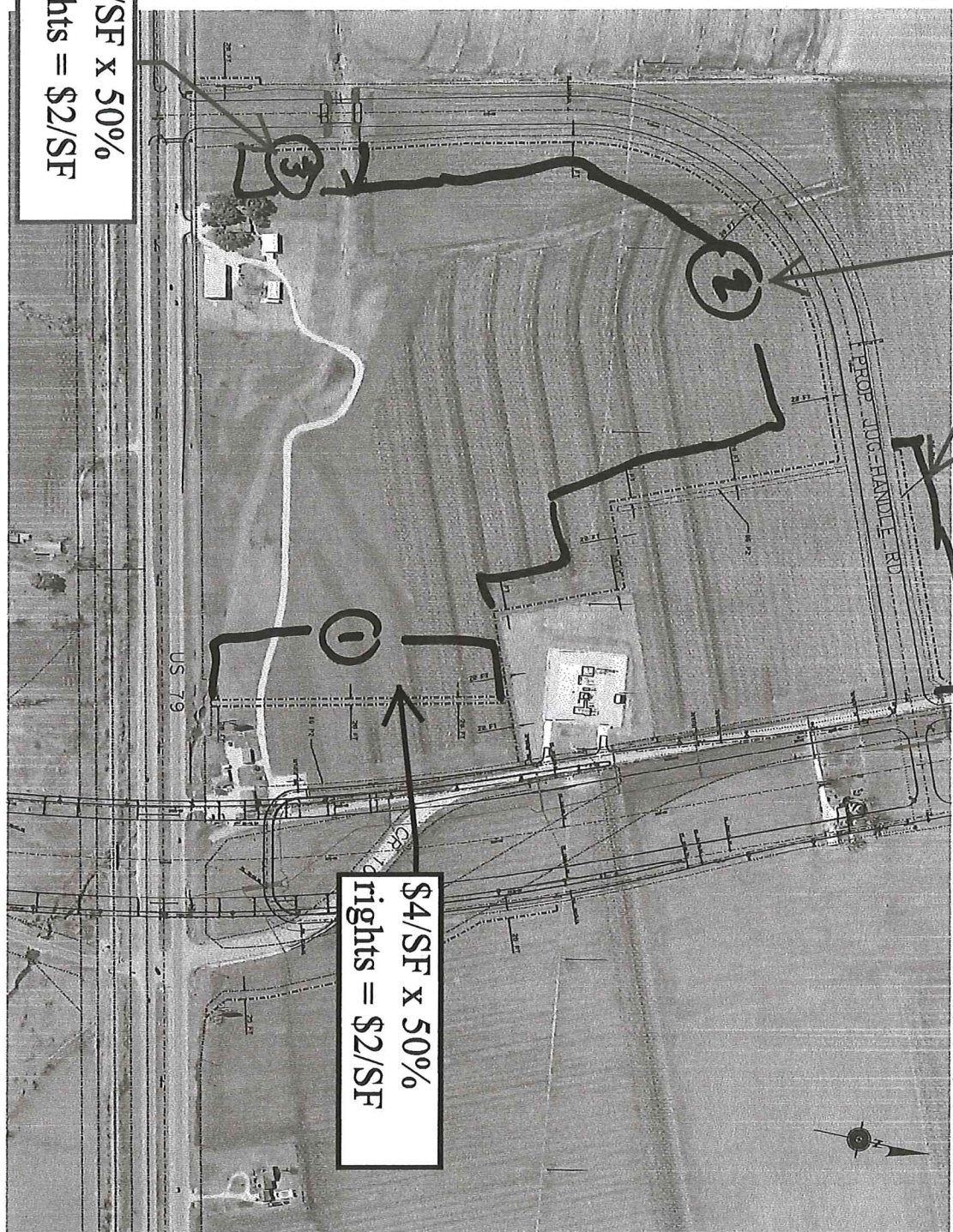
PAGE 3 OF 3

07/30/2021

\$1.60/SF x 50%
rights = \$0.80/SF

\$4/SF x 50%
rights = \$2/SF

\$4/SF x 50%
rights = \$2/SF



LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINES
- PROPOSED ROADWAYS
- ADJAC. EASEMENTS
- PROPOSED DRAINAGE



CobbFendley
TBE's Firm Registration No. F-277
505 East Hurland Drive, Suite 100
Austin, Texas 78732
512.834.8798 | Fax 512.832.7721 | www.cobbfendley.com

KRUEGER (86) JSUD
EASEMENT EXHIBIT

DESIGN BY:	SG	SCALE:	HORIZONTALS 1"=150'
DRAWN BY:	SC		
CHECKED BY:	EW		
PROJECT NO:	SK		
DATE:	6/17/2021	SHEET:	1 OF 1