

**FENCE EASEMENT**

Lakeside Estates

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS, that **WILLIAMSON COUNTY, TEXAS**, a political subdivision of the State of Texas, (“Grantor”), for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by **LS ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas limited partnership** (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and does by these presents grant and convey, unto Grantee, its successors and assigns, an easement and right-of-way (the “Easement”), to construct, install, maintain, operate, use, repair, replace, change, add and/or remove a subdivision fence, together with all incidental equipment and appurtenances related thereto, in, through, under and across that certain land situated in Williamson County, Texas, being (1) the southern five feet (5’) of the property more particularly described in Exhibits “A-B” and as identified in the right of way sketch, and (2) the southern 2.4 feet of the property more particularly described in Exhibit “C” and as further identified in the right of way sketch, all attached hereto and made a part hereof for all purposes (the “Easement Tract”), together with all rights of ingress and egress on the Easement Tract to accomplish such purposes.

The Easement and the rights and privileges herein granted shall be perpetual and shall constitute covenants running with the land and shall be binding upon and inure to the benefit of Grantor and Grantee, respectively, and their respective successors and assigns.

TO HAVE AND TO HOLD the Easement, and the right-of-way and rights appurtenant thereto, unto Grantee, its successors and assigns, and Grantor hereby binds Grantor and its successors and assigns, to warrant and forever defend the Easement, and rights appurtenant thereto, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim, the same or any part thereof by, through, or under Grantor, but not otherwise.

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

GRANTOR

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravell, Jr., County Judge

**Acknowledgement**

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

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

\_\_\_\_\_  
Notary Public, State of Texas

**Prepared in the office of:**

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

**Grantee's Address:**

LS Estates Homeowners Association, Inc.  
c/o Colby Property Management  
205 Paloma Dr.  
Temple Texas 76502

EXHIBIT "A"

County: Williamson  
Parcel No.: 10R, 11R & 12R  
Tax ID: R401452, R401453, R401454  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

Page 1 of 5  
October 1, 2021

**PROPERTY DESCRIPTION FOR PARCELS 10R, 11R & 12R**

DESCRIPTION OF A 0.310 ACRE (13,513 SQ. FT.) REMAINDER TRACT OF LAND LOCATED IN THE N.D. WALLING SURVEY, ABSTRACT 675, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 30, BLOCK B, LAKESIDE ESTATES SUBDIVISION, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 19, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED DECEMBER 26, 2019 IN DOCUMENT NO. 2019124780, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), ALSO BEING A PORTION OF LOT 31, OF SAID LAKESIDE ESTATES SUBDIVISION, DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED JANUARY 21, 2021 IN DOCUMENT NO. 2021010163, O.P.R.W.C.TX., AND ALSO BEING A PORTION OF LOT 32, OF SAID LAKESIDE ESTATES SUBDIVISION, DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED NOVEMBER 6, 2019 IN DOCUMENT NO. 2019107081, O.P.R.W.C.TX.; SAID 0.310 ACRE (13,513 SQ. FT.) REMAINDER TRACT, 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 with a plastic cap found 210.62 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 119+59.54 on the existing south right-of-way line of Estate Cove, a 60 foot wide right-of-way, per plat recorded in Cabinet T, Slide 19, P.R.W.C.TX., for the northeast corner of Lot 29, of said Lakeside Estates Subdivision, described in a deed to Eugene McGlone, an unmarried man, recorded in Document No. 2016004766, O.P.R.W.C.TX., said point being the beginning of a curve to the left;

**THENCE** with the existing south right-of-way line of said Estate Cove and said curve to the left, an arc distance of 37.50 feet, through a delta  $42^{\circ}58'35''$ , having a radius of 50.00 feet, and a chord that bears  $S 13^{\circ}44'54'' E$ , a distance of 36.63 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDMARK SURVEYING" (Surface Coordinates: N=10,157,990.18, E=3,166,119.11), found 174.85 feet left of Corridor A1 E.C.S. 119+67.86, for the southeast corner of said Lot 29, same being the northwest corner of said Lot 30 and the **POINT OF BEGINNING** of the remainder tract described herein, said point being the beginning of a curve to the left;

1) **THENCE** continuing with the existing south right-of-way line of said Estate Cove and said curve to the left, passing at an arc distance of 69.70 feet a 1/2-inch iron rod with a plastic cap stamped "LANDMARK SURVEYING" found, and continuing for a total distance of 120.02 feet, through a central angle of  $137^{\circ}31'57''$ , having a radius of 50.00 feet, and a chord that bears  $N 75^{\circ}59'50'' E$ , a distance of 93.21 feet to a calculated point, for the southwest corner of Lot 33, of said Lakeside Estates Subdivision, described in a deed to Francisco Cisneros, recorded in Document No. 2008057326, O.P.R.W.C.TX., same being the most northerly northwest corner of said Lot 32;

2) **THENCE**  $S 82^{\circ}19'55'' E$ , departing the existing right-of-way line of said Estate Cove, with the common line of said Lot 32 and said Lot 33, a distance of 128.05 feet to a calculated point, for the northwest corner of Lot 61, of said Lakeside Estates Subdivision, described in a deed to Rhina E. Palazuelos, recorded in Document No. 2016062164, O.P.R.W.C.TX., same being the southeast corner of said Lot 33, also being the northeast corner of said Lot 32 and the remainder tract described herein;

EXHIBIT "A"

County: Williamson  
Parcel No.: 10R, 11R & 12R  
Tax ID: R401452, R401453, R401454  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

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October 1, 2021

3) **THENCE** S 07°34'20" W, departing the common line of said Lot 33 and said Lot 32, with the common line of said Lot 32 and said Lot 61, a distance of 49.08 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 121+85.15 on the proposed north right-of-way line of Corridor A1, for southeast corner of the remainder tract described herein, same being the beginning of a curve to the right;

4) **THENCE** departing said common line of said Lot 32 and said Lot 61, with the proposed north right-of-way line of said Corridor A1 and said curve to the right, over and across said Lots 30, 31 and 32, an arc distance of 290.30 feet, through a central angle of 04°53'31", having a radius of 3,400.00 feet, and a chord that bears S 87°29'50" W, a distance of 290.21 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 118+84.61 on the common line of said Lot 29 and said Lot 30, for the southwest corner of the remainder tract described herein;

**THIS SPACE INTENTIONALLY LEFT BLANK**





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
- P.O.B. POINT OF COMMENCING
- P.O.C. POINT OF REFERENCE
- P.O.R. NOT TO SCALE
- N.T.S. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

[A]

WILLIAMSON COUNTY, TEXAS  
 RECORDED DECEMBER 26, 2019  
 DOC. NO. 2019124780  
 O.P.R.W.C.TX.

LOT 30, BLOCK B  
 LAKESIDE ESTATES SECTION TWO  
 CABINET T, SLIDE 19  
 P.R.W.C.TX.

[C]

WILLIAMSON COUNTY, TEXAS  
 RECORDED NOVEMBER 6, 2019  
 DOC. NO. 2019107081  
 O.P.R.W.C.TX.

LOT 32, BLOCK B  
 LAKESIDE ESTATES SECTION TWO  
 CABINET T, SLIDE 19  
 P.R.W.C.TX.

[B]

WILLIAMSON COUNTY, TEXAS  
 RECORDED JANUARY 21, 2021  
 DOC. NO. 2021010163  
 O.P.R.W.C.TX.

LOT 31, BLOCK B  
 LAKESIDE ESTATES SECTION TWO  
 CABINET T, SLIDE 19  
 P.R.W.C.TX.

[D]

FRANCISCO CISNEROS  
 DOC. NO. 2008057326  
 O.P.R.W.C.TX.

LOT 33, BLOCK B  
 LAKESIDE ESTATES SECTION TWO  
 CABINET T, SLIDE 19  
 P.R.W.C.TX.

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 1.00012352. 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.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 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.

*Signature*

10/1/21

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

DATE

FILE: \\sami\ng\AUS\PROJECTS\1017038140A\100\Survey\03Exhibit\6\10\PLAT\01VP-10R, 11R, 12R\VP-10R, 11R, 12R



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  
 WILLIAMSON COUNTY, TEXAS  
 PARCELS 10R, 11R AND 12R  
 TAX ID R401452, R401453, R401454  
 O.310 AC. (13, 513 SQ. FT.)

EHIBIT "B"

County: Williamson  
Parcel No.: 13R  
Tax ID: 401483  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

Page 1 of 5  
October 6, 2021

**PROPERTY DESCRIPTION FOR PARCEL 13R**

DESCRIPTION OF A 0.106 ACRE (4,627 SQ. FT.) REMAINDER TRACT OF LAND LOCATED IN THE N.D. WALLING SURVEY, ABSTRACT 675, AND THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 61, BLOCK B, LAKESIDE ESTATES, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 19, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO RHINA E. PALAZUELOS, RECORDED JULY 7, 2016 IN DOCUMENT NO. 2016062164, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.106 ACRE (4,627 SQ. FT.) REMAINDER TRACT, 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 with a plastic cap stamped "LANDMARK SURVEYING" found 187.47 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 123+55.91 on the existing west right-of-way line of Dana Drive, a 60 foot wide right-of-way, per said plat recorded in Cabinet T, Slide 19, P.R.W.C.TX., for the northeast corner of Lot 60, of said Lakeside Estates Subdivision, described in a deed to Jennifer K. Cantlon, a single person and Lawrence E. Davies, a single person, recorded in Document No. 2014001553, O.P.R.W.C.TX., same being the southeast corner of Lot 59, of said Lakeside Estates Subdivision, described in a deed to Alex and Maria Aguilar, recorded in Document No. 2001090317, O.P.R.W.C.TX., said point being the beginning of a curve to the left;

**THENCE** with the existing west right-of-way line of said Dana Drive, the following two (2) courses and distances:

With said curve to the left, an arc distance of 18.49 feet, through a central angle of 00°31'18", having a radius of 2,030.00 feet, and a chord that bears S 03°35'18" W, a distance of 18.49 feet to a calculated point, and

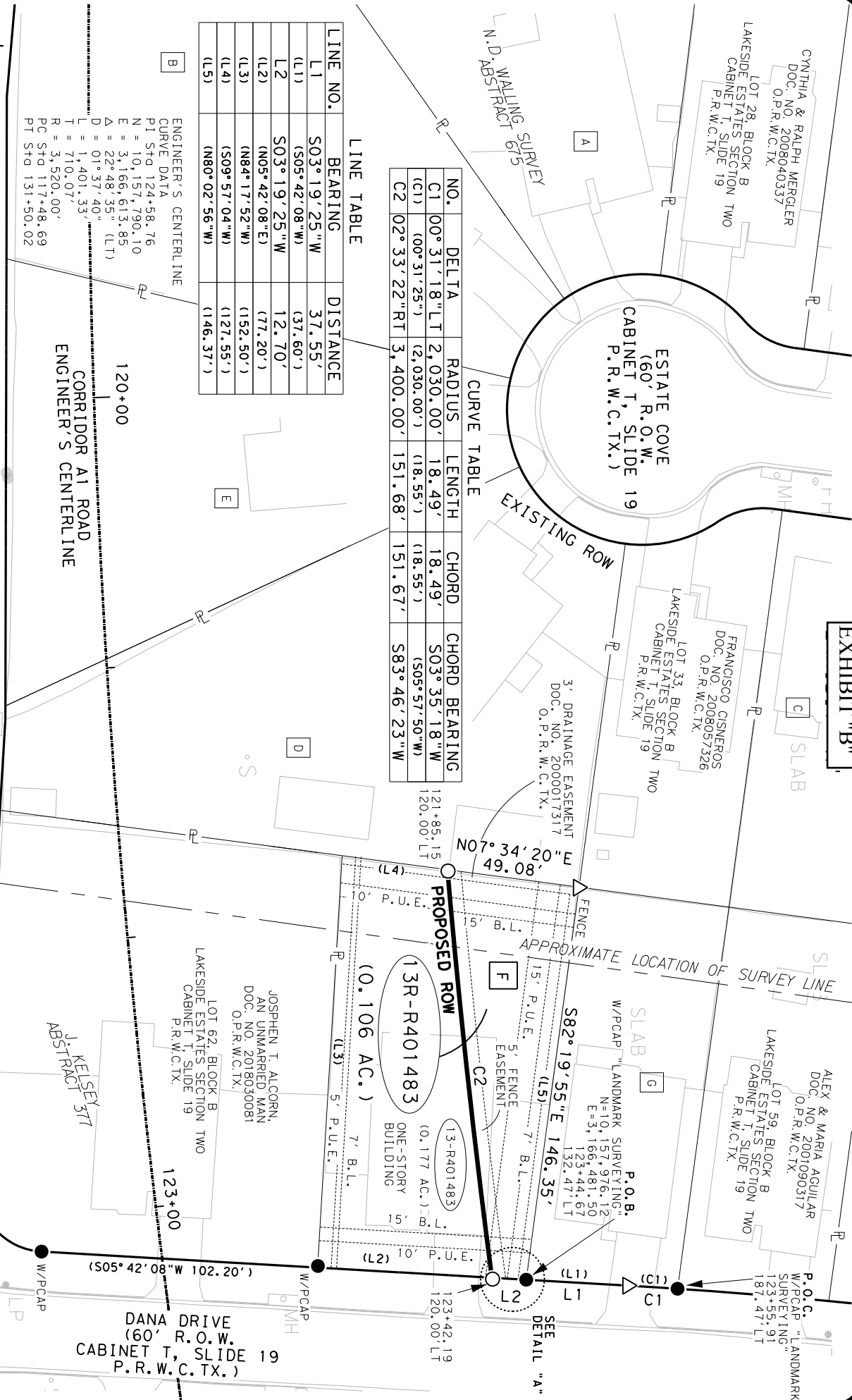
S 03°19'25" W, a distance of 37.55 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDMARK SURVEYING" (Surface Coordinates: N=10,157.976.12, E=3,166,481.50) found 132.47 feet left of Corridor A1 E.C.S. 123+44.67, for the southeast corner of said Lot 60, same being the northeast corner of said Lot 61, and the northeast corner and the **POINT OF BEGINNING** of the remainder tract described herein;

1) **THENCE** S 03°19'25" W, continuing with the existing west right-of-way line of said Dana Drive, a distance of 12.70 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. 123+42.19 on the proposed north right-of-way line of Corridor A1, for the southeast corner of the remainder tract described herein, said point being the beginning of a curve to the right;

2) **THENCE** departing the existing west right-of-way line of said Dana Drive, with the proposed north right-of-way line of said Corridor A1 and said curve to the right, over and across said Lot 61, an arc distance of 151.68 feet, through a central angle of 02°33'22", having a radius of 3,400.00 feet, and a chord that bears S 83°46'23" W, a distance of 151.67 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. 121+85.15 on the common line of said Lot 61 and of Lot 32, of said Lakeside Estates Subdivision, described in a deed to Tina Regaldo Miller and husband, Brian Miller, recorded in Document No. 2001081115, O.P.R.W.C.TX., for the southwest corner of the remainder tract described herein;



**EXHIBIT "B"**



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 31' 18" LT	2,030.00'	18.49'	18.49'	S03° 35' 18" W
(C1)	(00° 31' 25" )	(2,030.00' )	(18.55' )	(18.55' )	(S05° 57' 50" W)
C2	02° 33' 22" RT	3,400.00'	151.68'	151.67'	S83° 46' 23" W

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S03° 19' 25" W	37.55'
(L1)	(S05° 42' 08" W)	(37.60' )
L2	S03° 19' 25" W	12.70'
(L2)	(N05° 42' 08" E)	(77.20' )
(L3)	(N84° 17' 52" W)	(152.50' )
(L4)	(S09° 57' 04" W)	(127.55' )
(L5)	(N80° 02' 56" W)	(146.37' )

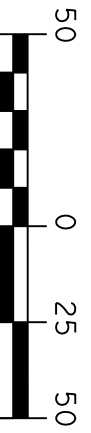
**ENGINEER'S CENTERLINE**  
 CURVE DATA  
 PI Std 124+58.76  
 N = 10,157,790.10  
 E = 3,166,613.85  
 Δ = 22° 48' 35" (LT)  
 D = 01° 37' 40"  
 L = 1,401.33'  
 T = 710.07'  
 R = 3,520.00'  
 PC Std 117+48.69  
 PT Std 131+50.02

C.R. 138  
 (VARIABLE WIDTH R.O.W.)

WILLIAMSON COUNTY  
 CABINET T, SLIDE 19  
 P.R.W.C.TX.

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REF. FIELD NOTE NO. 48909  
 PAGE 3 OF 5



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  
 RHINA E. PALAZUELOS  
 PARCEL 13R  
 TAX ID 401483  
 0.106 AC. (4,627 SQ. FT.)

DANA DRIVE  
 (60' R.O.W.,  
 CABINET T, SLIDE 19  
 P.R.W.C.TX.)

SCHEDULE B:

THIS SURVEY HEREOF WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1937360, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 29, 2019, AND ISSUED DATE SEPTEMBER 9, 2019.

- A. RIGHTS OF PARTIES IN POSSESSION. (OWNER TITLE POLICY)
- B. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- 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. BUILDING SETBACK LINES AS STATED ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. (DOES AFFECT)
- E. MAINTENANCE CHARGES AND/OR ASSESSMENTS AS PROVIDED FOR IN INSTRUMENT(S) RECORDED IN DOCUMENT NOS. 2000017317, 2011085077, 2019003475, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID CHARGES AND ASSESSMENTS ARE SUBORDINATE TO THE LIEN OF PURCHASE MONEY MORTGAGES AS SET OUT THEREIN.
- F. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000017317, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
- G. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2000017317, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)
- H. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 10 FEET ADJACENT TO ALL STREET RIGHT-OF WAYS AS STATED (AFFECTS AS SHOWN)
- I. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 5 FEET ADJACENT TO ALL SIDE LOT LINES AS STATED (AFFECTS AS SHOWN)
- J. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 10 FEET ADJACENT TO ALL REAR LOT LINES AS STATED (AFFECTS AS SHOWN)
- K. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 15' ALONG THE NORTHERLY SIDE LOT LINE (AFFECTS AS SHOWN)
- L. EASEMENT: RECORDED: VOLUME 299, PAGE 623, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: TEXAS POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES (UNPLOTTABLE, MAY AFFECT)
- M. EASEMENT: RECORDED: VOLUME 299, PAGE 632, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: TEXAS POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES (UNPLOTTABLE, MAY AFFECT)
- N. EASEMENT: RECORDED: VOLUME 384, PAGE 100, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: TEXAS POWER & LIGHT COMPANY PURPOSE: ELECTRIC AND TELEPHONE LINES (UNPLOTTABLE, MAY AFFECT)
- O. EASEMENT: RECORDED: VOLUME 2621, PAGE 543, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. TO: TEXAS POWER & LIGHT COMPANY PURPOSE: ELECTRIC LINE (DOES NOT AFFECT)

- P. EASEMENT: RECORDED: VOLUME 430, PAGE 677, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 PURPOSE: FLOOD WATER RETARDING STRUCTURE (DOES NOT AFFECT)
- Q. EASEMENT: RECORDED: DOCUMENT NO. 2000005806, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. TO: TXU ELECTRIC PURPOSE: ELECTRIC SUPPLY AND COMMUNICATION LINES (DOES NOT AFFECT)
- R. EASEMENT: RECORDED: VOLUME 581, PAGE 668, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TO: MANYVILLE WATER SUPPLY CORPORATION PURPOSE: BLANKET WATERLINE (UNPLOTTABLE, MAY AFFECT)
- S. NOTICE REGARDING: ORDINANCE 06-025-01 MUNICIPAL ANNEXATION PLAN RECORDED: DOCUMENT NO. 2007105608, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- T. NOTICE REGARDING: ORDINANCE NO. 10-028-00 RECORDED: DOCUMENT NO. 2011024422, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- U. NOTICE REGARDING: MANAGEMENT CERTIFICATES RECORDED: DOCUMENT NOS. 2003120738, 2009081148, 2012005467, 2013108824 AND 2014060850 RECORDS, WILLIAMSON COUNTY, TEXAS.
- V. NOTICE REGARDING: TRANSFER FEE RECORDED: DOCUMENT NO. 2014060850, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- W. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: RECORDED: DOCUMENT NO. 2016010679, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AMENDED BYLAWS)
- X. ALL LEASES, GRANTS, EXCEPTIONS 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. (LOAN POLICY ONLY)
- Y. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID. (SUBJECT TO IF APPLICABLE)

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PAGE 4 OF 5  
REF. FIELD NOTE NO. 48909



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  
RHINA E. PALAZUELOS  
PARCEL 13R  
TAX ID 401483  
0.106 AC. (4,627 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:

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 1.00012352. 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.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 1937360, EFFECTIVE DATE AUGUST 29, 2019, AND ISSUED DATE SEPTEMBER 9, 2019, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
  - \* AREA CALCULATED BY SAM, LLC.

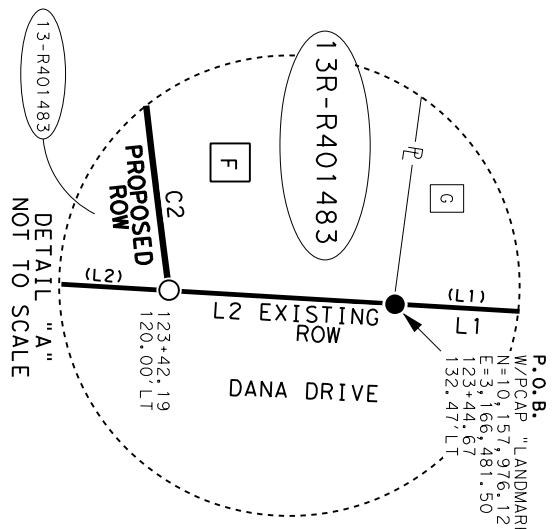
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

10/6/21

DATE

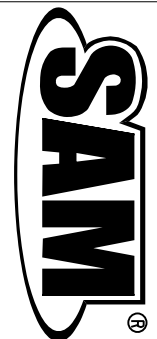
EXHIBIT "B"



- A** EUGENE MCGLOONE, AN UNMARRIED MAN  
DOC. NO. 2016004766  
O.P.R.W.C.TX.
  - B** HENRY TSO AND JESSICA TSO,  
HUSBAND AND WIFE  
DOC. NO. 2001079191  
O.P.R.W.C.TX.
  - C** ERIC BETTS  
DOC. NO. 2015016384  
O.P.R.W.C.TX.
  - D** TINA REGALDO MILLER  
AND HUSBAND, BRIAN MILLER  
DOC. NO. 2001081115  
O.P.R.W.C.TX.
  - E** SYLVIA RIVERA,  
A SINGLE WOMAN  
DOC. NO. 2001087951  
O.P.R.W.C.TX.
  - F** RHINA E. PALAZUELOS  
RECORDED JULY 7, 2016  
DOC. NO. 2016062164  
O.P.R.W.C.TX.
- LOT 29, BLOCK B  
LAKE SIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.
- LOT 30, BLOCK B  
LAKE SIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.
- LOT 31, BLOCK B  
LAKE SIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.
- LOT 32, BLOCK B  
LAKE SIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.
- LOT 34, BLOCK B  
LAKE SIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.
- LOT 60, BLOCK B  
LAKE SIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.
- LOT 61, BLOCK B  
LAKE SIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.



FILE: \\somi\inc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibit\13\PLAT\100\p-13r.dgn



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  
RHINA E. PALAZUELOS  
PARCEL 13R  
TAX ID 401483  
0.106 AC. (4,627 SQ. FT.)

PAGE 5 OF 5  
REF. FIELD NOTE NO. 48909

EXHIBIT "C"

County: Williamson  
Parcel No.: 16R & 17R  
Tax ID: R401487 & R401486  
Highway: Corridor A1  
Limits: From: S.H. 130  
To: C.R. 404

Page 1 of 4  
October 6, 2021

**PROPERTY DESCRIPTION FOR PARCEL 16R AND 17R**

DESCRIPTION OF A 0.169 ACRE (7,369 SQ. FT.) REMAINDER TRACT OF LAND LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, BEING A PORTION OF LOT 3, BLOCK B-1, LAKESIDE ESTATES SUBDIVISION, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 19, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED AUGUST 5, 2020 IN DOCUMENT NO. 2020089756, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), ALSO BEING A PORTION OF LOT 4, OF SAID LAKESIDE ESTATES SUBDIVISION, DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED JANUARY 31, 2020 IN DOCUMENT NO. 2020010012, O.P.R.W.C.TX.; SAID 0.169 ACRE (7,369 SQ. FT.) REMAINDER TRACT, 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 with a plastic cap found 209.41 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 125+83.60 on the west line of a 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., for the northeast corner of Lot 5, of said Lakeside Estates Subdivision, described in a deed to Roberta A. Bolieu-Peak, recorded in Document No. 2006065422, O.P.R.W.C.TX.;

**THENCE** S 07°36'59" W, with the common line of said Lot 5, and said 49.950 acre tract, a distance of 58.77 feet to a calculated point (Surface Coordinates: N=10,158,031.19, E=3,166,685.21) 153.81 feet left of Corridor A1 E.C.S 125+63.54, for the southeast corner of said Lot 5, same being the northeast corner of said Lot 4, and the northeast corner and **POINT OF BEGINNING** of the remainder tract described herein;

1) **THENCE** S 07°36'59" W, with the common line of said Lot 4, and said 49.950 acre tract, a distance of 35.67 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 125+51.68 on the proposed north right-of-way line of Corridor A1, for the southeast corner of the remainder tract described herein, said point being the beginning of a curve to the right;

2) **THENCE** departing the common line of said Lot 4, and said 49.950 acre tract, with the proposed north right-of-way line of said Corridor A1 and said curve to the right, over and across said Lot 4 and said Lot 3, an arc distance of 141.15 feet, through a central angle 02°22'43", having a radius of 3,400.00 feet, and a chord that bears S 80°16'28" W, a distance of 141.14 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 124+05.54 on the existing east right-of-way line of Dana Drive, a 60 foot wide right-of-way, per plat recorded in Cabinet T, Slide 19, P.R.W.C.TX., for the southwest corner of the remainder tract described herein;

**THENCE** departing the proposed north right-of-way line of said Corridor A1, with the existing east right-of-way line of said Dana Drive, the following two (2) courses and distances numbered 3-4:

- 3) N 03°19'25" E, passing at a distance of 9.03 feet a 1/2-inch iron rod with a plastic cap stamped "LANDMARK SURVEYING" found, for the northwest corner of said Lot 3, same being the southwest corner of said Lot 4, continuing for a total distance of 38.21 feet to a calculated point, said point being the beginning of a curve to the right, and

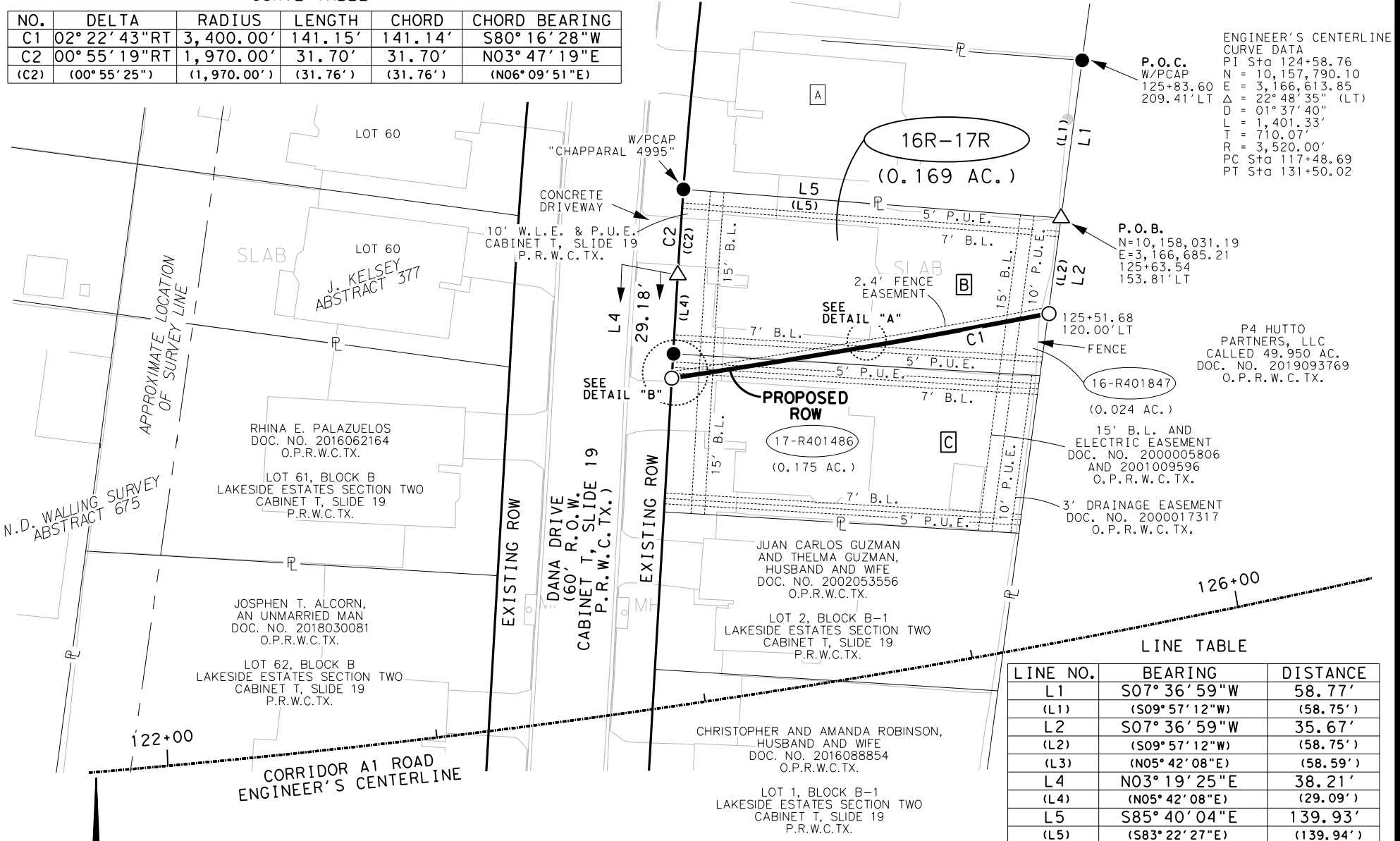


**EXHIBIT "C"**

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 22' 43" RT	3,400.00'	141.15'	141.14'	S80° 16' 28" W
C2	00° 55' 19" RT	1,970.00'	31.70'	31.70'	N03° 47' 19" E
(C2)	(00° 55' 25")	(1,970.00')	(31.76')	(31.76')	(N06° 09' 51" E)

ENGINEER'S CENTERLINE CURVE DATA  
 PI Sta 124+58.76  
 N = 10,157,790.10  
 E = 3,166,613.85  
 Δ = 22° 48' 35" (LT)  
 D = 01° 37' 40"  
 L = 1,401.33'  
 T = 710.07'  
 R = 3,520.00'  
 PC Sta 117+48.69  
 PT Sta 131+50.02



P.O.B.  
 N=10,158,031.19  
 E=3,166,685.21  
 125+63.54  
 153.81' LT

P4 HUTTO PARTNERS, LLC  
 CALLED 49,950 AC.  
 DOC. NO. 2019093769  
 O.P.R.W.C.TX.

**LINE TABLE**

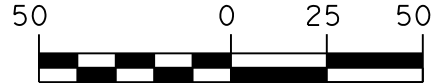
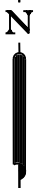
LINE NO.	BEARING	DISTANCE
L1	S07° 36' 59" W	58.77'
(L1)	(S09° 57' 12" W)	(58.75')
L2	S07° 36' 59" W	35.67'
(L2)	(S09° 57' 12" W)	(58.75')
(L3)	(N05° 42' 08" E)	(58.59')
L4	N03° 19' 25" E	38.21'
(L4)	(N05° 42' 08" E)	(29.09')
L5	S85° 40' 04" E	139.93'
(L5)	(S83° 22' 27" E)	(139.94')

122+00

126+00

CORRIDOR A1 ROAD  
 ENGINEER'S CENTERLINE

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\16\PLAT\01\Remainder\P-16R.dgn



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

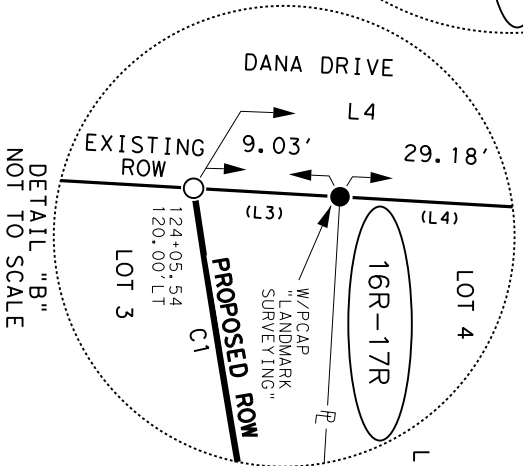
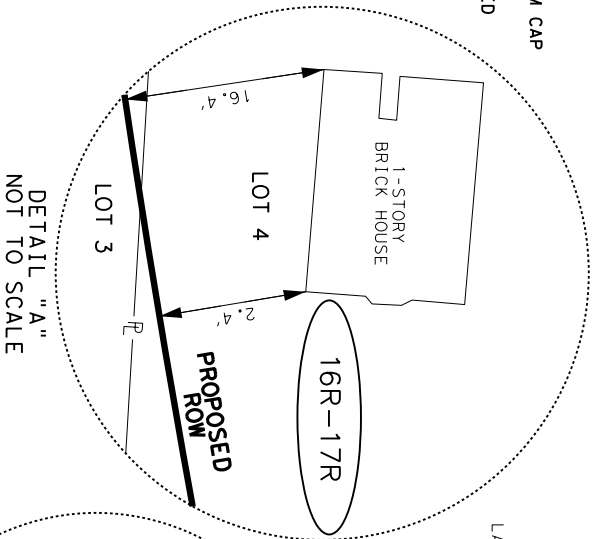


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 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 WILLIAMSON COUNTY, TEXAS  
 PARCEL 16R AND 17R  
 TAX ID R401487 AND R401486  
 0.169 AC. (7,369 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)



[A] ROBERTA A. BOLLIEU-PEAK  
DOC. NO. 2006065422  
O.P.R.W.C.TX.

LOT 5, BLOCK B-1  
LAKESIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.

[B] WILLIAMSON COUNTY, TEXAS  
RECORDED JANUARY 30, 2020  
DOC. NO. 2020010012  
O.P.R.W.C.TX.

LOT 4, BLOCK B-1  
LAKESIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.

[C] WILLIAMSON COUNTY, TEXAS  
RECORDED AUGUST 5, 2020  
DOC. NO. 2020089756  
O.P.R.W.C.TX.

LOT 3, BLOCK B-1  
LAKESIDE ESTATES SECTION TWO  
CABINET T, SLIDE 19  
P.R.W.C.TX.

## 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 1.00012352. 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.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 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.



*Signature*

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

DATE

10/6/21

FILE: \\sami\inc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibit\6\PLAT\101\RemoIndex\VP-16R.dgn

PAGE 4 OF 4  
REF. FIELD NOTE NO. 48908



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
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