

DEED
County Road 258 Right of Way

THE STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **MACNAK, LLC**, a Texas limited liability company, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 4.391 acre (191,267 square foot) parcel of land out of the J. B. Robinson Survey, Abstract No.521, and in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 2).

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of its roadway system improvements.

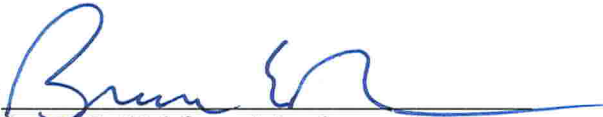
TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 6th day of July, 2022.

[signature page follows]

GRANTOR:

MACNAK, LLC,
a Texas limited liability company

By: 
Bruce E. Nakfoor, Member and
Authorized Signatory

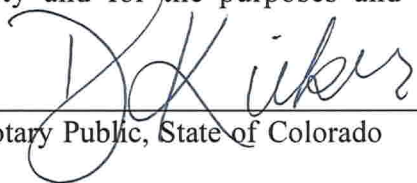
ACKNOWLEDGMENT

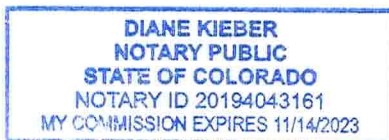
STATE OF COLORADO

COUNTY OF Pitkin

§
§
§

This instrument was acknowledged before me on this the 6th day of July,
2022 by Bruce E. Nakfoor, in the capacity and for the purposes and consideration recited
therein.


Notary Public, State of Colorado



ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

This instrument was acknowledged before me on this the ____ day of _____, 2022 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO:

EXHIBIT "A"

County: Williamson
Parcel No.: 2
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 1 of 8
March 7, 2022

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 4.391 ACRE (191,267 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, AND IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THE REMAINDER OF A CALLED 262.022 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO MACNAK, LLC, RECORDED OCTOBER 1, 2007 IN DOCUMENT NO. 2007083912, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 4.391 ACRE (191,267 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 with a plastic cap stamped "Haynie Consulting" found 398.84 feet left of County Road 258 (C.R. 258) Engineer's Centerline Station (E.C.S.) 47+84.79 on the east line of a called 20.1865 acre tract, described in a deed to Bruce E. Nakfoor, Trustee, recorded in Document No. 2007085100, O.P.R.W.C.TX., for the southwest corner of Lot 3, Spanish Oak Terrace Subdivision, Phase Two, a subdivision of record in Cabinet C, Slide 48, Plat Records of Williamson County, Texas (P.R.W.C.TX.), described in a deed to Melinda Pratt, recorded in Document No. 2015094302, O.P.R.W.C.TX., same being the northwest corner of said remainder of a called 262.022 acre tract;

THENCE S 04°40'32" W, with the common line of said 20.1865 acre tract and said remainder of a called 262.022 acre tract, a distance of 325.62 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,218,695.03, E=3,068,930.66) set 78.00 feet left of C.R. 258 E.C.S 47+24.63 on the proposed north right-of-way line of C.R. 258, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the left;

THENCE departing the common line of said 20.1865 acre tract and said remainder of a called 262.022 acre tract, with the proposed north right-of-way line of said C.R. 258, over and across said remainder of a called 262.022 acre tract, the following four (4) courses and distances numbered 1-4:

- 1) With said curve to the left, an arc distance of 349.53 feet, through a delta 06°24'53", having a radius of 3,122.00 feet, and a chord that bears N 82°09'39" E, a distance of 349.35 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.00 feet left of C.R. 258 E.C.S. 50+82.89,
- 2) N 37°03'02" E, a distance of 50.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 111.17 feet left of C.R. 258 E.C.S. 51+21.45, said point being the beginning of a curve to the right,
- 3) With said curve to the right, an arc distance of 12.75 feet, through a delta 01°22'42", having a radius of 530.00 feet, and a chord that bears N 06°03'56" W, a distance of 12.75 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 123.86 feet left of C.R. 258 E.C.S. 51+22.76,
- 4) N 05°22'35" W, a distance of 255.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 378.09 feet left of C.R. 258 E.C.S. 51+55.03 on the common line of said remainder of a called 262.022 acre tract and said Lot 3;

EXHIBIT "A"

County: Williamson
Parcel No.: 2
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

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March 7, 2022

5) **THENCE** N 84°37'23" E, departing the proposed north right-of-way line of said C.R. 258, with the north line of said remainder of a called 262.022 acre tract, a distance of 60.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 370.19 feet left of C.R. 258 E.C.S. 52+22.38 on the proposed north right-of-way line of said C.R. 258;

THENCE departing the north line of said remainder of a called 262.022 acre tract, with the proposed north right-of-way line of said C.R. 258, over and across said remainder of a called 262.022 acre tract, the following nine (9) courses and distances numbered 6-14:

- 6) S 05°22'35" E, a distance of 255.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 116.61 feet left of C.R. 258 E.C.S. 51+84.64, said point being the beginning of a curve to the left,
- 7) With said curve to the left, an arc distance of 12.89 feet, through a delta 01°34'15", having a radius of 470.00 feet, and a chord that bears S 06°09'43" E, a distance of 12.89 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 103.81 feet left of C.R. 258 E.C.S. 51+83.09,
- 8) S 57°42'32" E, a distance of 50.25 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 258 E.C.S. 52+19.31, said point being the beginning of a curve to the left,
- 9) With said curve to the left, an arc distance of 215.76 feet, through a delta 03°56'49", having a radius of 3,132.00 feet, and a chord that bears N 74°32'15" E, a distance of 215.72 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 258 E.C.S. 54+39.75,
- 10) N 68°43'58" E, a distance of 1,010.16 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of C.R. 258 E.C.S. 64+54.61,
- 11) N 21°16'02" W, a distance of 40.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 115.79 feet left of C.R. 258 E.C.S. 64+54.56,
- 12) N 68°43'58" E, a distance of 43.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 115.85 feet left of C.R. 258 E.C.S. 64+98.03,
- 13) S 19°18'02" E, a distance of 55.69 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 60.13 feet left of C.R. 258 E.C.S. 64+96.11, and
- 14) N 68°45'21" E, a distance of 77.09 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set (replacing a 1/2-inch iron rod found) 60.10 feet left of C.R. 258 E.C.S. 65+73.20 on the existing north right-of-way line of C.R. 258, as conveyed to Williamson County in Document No. 2015069264, O.P.R.W.C.TX., for the southwest corner of the remainder of a called 7.35 acre tract of land, described in a deed to Sandra Anderson, recorded in Document No. 1999046139, O.P.R.W.C.TX., same being the northeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 2
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 3 of 8
March 7, 2022

THENCE departing the proposed north right-of-way line of said C.R. 258, with the existing north right-of-way line of said C.R. 258, the following two (2) courses and distances numbered 15-16:

- 15) S 08°02'31" E, a distance of 36.31 feet to a 1/2-inch iron rod found, for the southeast corner of said remainder of a called 262.022 acre tract and the parcel described herein, and
- 16) S 70°03'38" W, a distance of 22.40 feet to a calculated point, for the northeast corner of a called 100.00 acre tract of land, described in a deed to Ching Ruth Hsu, recorded in Document No. 2002015738, O.P.R.W.C.TX.;

THENCE departing the existing north right-of-way line of said C.R. 258, with the common line of said remainder of a called 262.022 acre tract and said 100.00 acre tract, the following three (3) courses and distances numbered 17-19:

- 17) S 69°33'31" W, a distance of 224.12 feet to a 1/2-inch iron rod found,
- 18) S 65°43'01" W, a distance of 343.82 feet to a calculated point, and
- 19) S 65°32'08" W, a distance of 793.76 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 258 E.C.S. 51+90.78 on the proposed south right-of-way line of said C.R. 258, said point being the beginning of a curve to the right;

20) **THENCE** departing the common line of said remainder of a called 262.022 acre tract and said 100.00 acre tract, with the proposed south right-of-way line of said C.R. 258 and said curve to the right, over and across said remainder of a called 262.022 acre tract, an arc distance of 499.97 feet, through a delta 08°45'56", having a radius of 3,268.00 feet, and a chord that bears S 81°24'17" W, a distance of 499.48 feet to a 5/8-inch iron rod with an aluminum set cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 258 E.C.S. 47+01.21 on the common line of said remainder of a called 262.022 acre tract and said 20.18565 acre tract, for the southwest corner of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap stamped "Haynie Consulting" found, for the southeast corner of said 20.1865 acre tract, bears S 04°40'32" W, a distance of 87.31 feet;

THIS SPACE INTENTIONALLY LEFT BLANK

"HAYNIE CONSULTING"

J.B. ROBINSON SURVEY
ABSTRACT NO. 521

BRUCE E. NAKFOOR, TRUSTEE
CALLED 20.1865 AC.
RECORDED OCTOBER 4, 2007
DOC NO. 2007085100
O.P.R.W.C. TX.

P.O.B.
N=10.218, 695.03
E=3.068, 930.66
47+24.63
78.00' LT

P.O.C.
47+84.79
398.84' LT
W/PCAP

ENGINEER'S CENTERLINE
CURVE DATA
PI Stn 499+39.12
N = 10.218, 356.28
E = 3.069, 149.47
Δ = 26° 02' 54" (LTI)
L = 01' 47' 26"
D = 1,454.82'
T = 740.20'
R = 3,200.00'
PC Stn 41+98.92
PT Stn 56+53.73

MACNAK, LLC
REMAINDER OF A
CALLED 262.022 AC.
RECORDED OCTOBER 1, 2007
DOC NO. 2007083912
O.P.R.W.C. TX.

EXHIBIT "A"

QUESTA TRAIL
(60' R.O.W.
NO. 2014101204
O.P.R.W.C. TX.)
(SHOULD BE 50' R.O.W.
ACCORDING TO FOUND MONUMENTS)

B. MANLYE SURVEY
ABSTRACT NO. 417

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N37° 03' 02" E	50.00'
L2	N84° 37' 23" E	60.00'
L3	S57° 42' 32" E	50.25'
L10	S04° 40' 32" W	87.31'

APPROXIMATE LOCATION
OF SURVEY LINE

SEE
DETAIL "A"

SEE
DETAIL "B"

PROPOSED ROW

PROPOSED ROW

(4.391 AC.)

ENGINEER'S CENTERLINE

DIRT ROAD

P.O.R.
W/PCAP
"HAYNIE CONSULTING"

51+90.78
68.00' RT

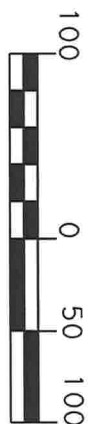
(S65° 32' 08" W 1,306.73')
S65° 32' 08" W 793.76'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06° 24' 53" LT	3,122.00'	349.53'	349.35'	N82° 09' 39" E
C4	03° 56' 49" LT	3,132.00'	215.76'	215.72'	N74° 32' 15" E
C5	08° 45' 56" RT	3,268.00'	499.97'	499.48'	S81° 24' 17" W

15' WATER LINE EASEMENT
VOL. 1122, PH. 934
D.R.W.C. TX.

PROPOSED ROW



WILLIAMSON COUNTY, TEXAS



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

FILE: \\saming\AUS\PROJECTS\1019049922\100\Survey\03\Exhibits\2-P-2-Sheet-1.dgn

PAGE 5 OF 8
REF. FIELD NOTE NO. 47970

EXISTING *18.584 AC. ACQUIRE 4.391 AC. REMAINING 12.074 AC. LEFT 2.119 AC. RIGHT

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
MACNAK, LLC
PARCEL 2
4.391 AC. (191,267 SQ. FT.)

EXHIBIT "A"

B. MANLOVE SURVEY
ABSTRACT NO. 417

MACNAK, LLC
REMAINDER OF A
CALLED 262.022 AC.
RECORDED OCTOBER 1, 2007
DOC NO. 2007083912
O.P.R.W.C. TX.

50' SEMINOLE GAS
PIPELINE EASEMENT
VOL. 837, PG. 649,
VOL. 2216, PG. 292
D.R.W.C. TX.

40' ACCESS EASEMENT
DOC. NO. 2014101204
O.P.R.W.C. TX.

N68° 43' 58" E 1,010.16'

PROPOSED ROW

DIRT ROAD (4.391 AC.)

S65° 32' 08" W 793.76'

15' WATER LINE EASEMENT
VOL. 1122, PH. 934
D.R.W.C. TX.

C.R. 258
ENGINEER'S CENTERLINE

N68° 43' 58" E 1,287.06'

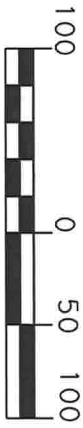
66+00

LINE NO.	BEARING	DISTANCE
L4	N21° 16' 02" W	40.79'
L5	N68° 43' 58" E	43.47'
L6	S19° 18' 02" E	55.69'
L7	N68° 45' 21" E	77.09'
L8	S08° 02' 31" E	36.31'
L9	S70° 03' 38" W	22.40'
(L9)	(S70° 04' 01" W)	(21.94')

LINE TABLE

EXISTING R.O.W.
COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)
WILLIAMSON COUNTY
DOC NO. 2003006084
O.P.R.W.C. TX.

BECKY ELAINE GADDO COLEMAN,
CALLED 30.000 AC.
DOC NO. 2018007336
O.P.R.W.C. TX.



WILLIAMSON COUNTY, TEXAS

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REF. FIELD NOTE NO. 47970

PAGE 6 OF 8



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

EXISTING *18.584 AC. ACQUIRE 4.391 AC. REMAINING 12.074 AC. LEFT 2.119 AC. RIGHT

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
MACNAK, LLC
PARCEL 2
4.391 AC. (191,267 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2048724-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 17, 2021, AND ISSUED DATE JUNE 30, 2021.

1. RESTRICTIVE COVENANTS: ITEM NO. 1, SCHEDULE B, IS HEREBY DELETED.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

A. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

B. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

C. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

D. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

E. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

F. 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.

G. TELECOMMUNICATION LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE BY INSTRUMENT RECORDED IN VOLUME 554, PAGE 186, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

H. THIS ITEM HAS BEEN INTENTIONALLY DELETED. VOLUME 728, PAGE 378 AND VOLUME 733, PAGE 530, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

I. THIS ITEM HAS BEEN INTENTIONALLY DELETED. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

J. WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION BY INSTRUMENT RECORDED IN VOLUME 1122, PAGE 934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

K. THIS ITEM HAS BEEN INTENTIONALLY DELETED. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

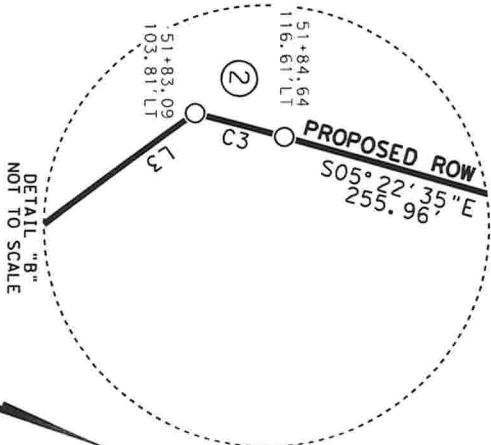
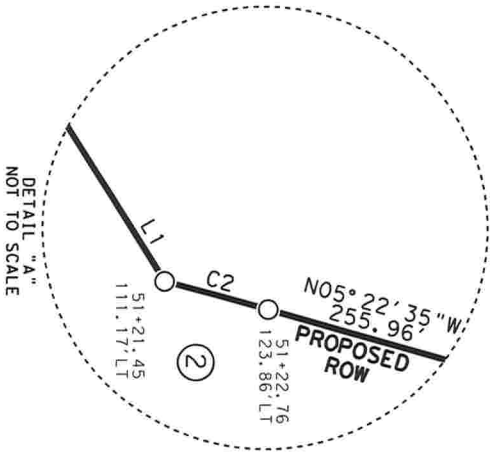
L. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N37°03'02"E	50.00'
L3	S57°42'32"E	50.25'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	01°22'42"RT	530.00'	12.75'	12.75'	N06°03'56"W
C3	01°34'15"LT	470.00'	12.89'	12.89'	S06°09'43"E



M. MINERAL AND/OR ROYALTY INTEREST: RECORDED: VOLUME 359, PAGE 290, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

N. MINERAL AND/OR ROYALTY INTEREST: RECORDED: VOLUME 387, PAGE 72, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

O. MINERAL AND/OR ROYALTY INTEREST: RECORDED: VOLUME 426, PAGE 110, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

P. PETITION FOR CREATION OF WATCH HILL MUNICIPAL UTILITY DISTRICT AS SET FORTH IN DOCUMENT NO. 2007052738, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

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PAGE 7 OF 8
REF. FIELD NOTE NO. 47970

EXISTING	*18.584 AC.	ACQUIRE	4.391 AC.	REMAINING	12.074 AC.	LEFT	2.119 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
MACNAK, LLC
PARCEL 2
4.391 AC. (191,267 SQ. FT.)

LEGEND

EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE 1 CONCRETE MONUMENT FOUND
- TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 800 NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ⊥ 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

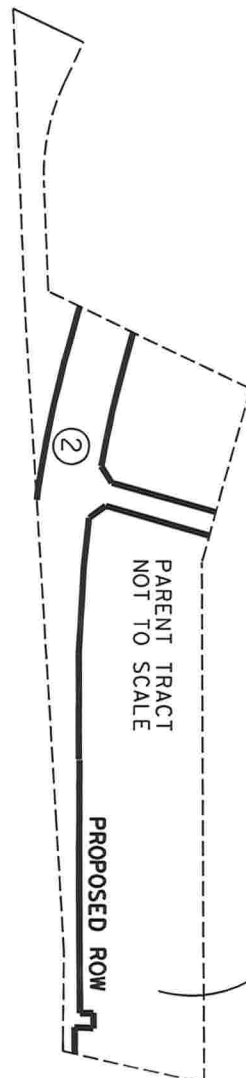
[A] MELINDA PRATT
DOC NO. 2015094302
O.P.R.W.C. TX.
LOT 3
SPANISH OAK TERRACE
PHASE TWO
CABINET C
P.R.W.C. TX. SLIDE 48

[B] CHING RUTH HSU
CALLED 100.00 AC.
DOC NO. 2002015738
O.P.R.W.C. TX.

[C] SANDRA ANDERSON
REMAINDER OF A
CALLED 7.35 AC.
DOC NO. 1999046139
O.P.R.W.C. TX.

[D] WILLIAMSON COUNTY
DOC NO. 2015069264
O.P.R.W.C. TX.

MACNAK, LLC
REMAINDER OF A
CALLED 262.022 AC.
RECORDED OCTOBER 1, 2007
DOC NO. 2007083912
O.P.R.W.C. TX.



NOTES:
DEED LINE (COMMON OWNERSHIP)
PROPOSED TEMPORARY EASEMENT LINE

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, OF NO. 2048724-KFO, EFFECTIVE DATE JUNE 17, 2021, AND ISSUED DATE JUNE 30, 2021. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. U.S. 183 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AMERICAN STRUCTURE, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2020.
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.



FILE: \\saminc\us\PROJECTS\1019049922\100\Survey\03\Exhibits\p-2\p-2_Sheet-2.dgn

PAGE 8 OF 8
REF. FIELD NOTE NO. 47970

EXISTING	*18.584 AC.	ACQUIRE	4.391 AC.	REMAINING	12.074 AC. LEFT
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2.119 AC. RIGHT

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
MACNAK, LLC
PARCEL 2



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

4.391 AC. (191,267 SQ. FT.)

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

DATE

3/7/22