

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

**RESOLUTION**

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 11.368 acres (Parcel 36 part 1); 0.038 acres (Parcel 36 part 2) and a drainage easement of 1.235 acres (Parcel 36DE) described by metes and bounds in Exhibits "A & B" owned by **NASON HENGST a/k/a NASON GARRET HENGST**. for the purpose of constructing, reconstructing, maintaining, and operating the Southeast Loop Segment 2 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

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

the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

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

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

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Bill Gravel, Jr.  
Williamson County Judge

EXHIBIT "A"

County: Williamson  
Parcel No.: 36  
Tax ID: R020606  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 1 of 7  
December 17, 2021

**PROPERTY DESCRIPTION FOR PARCEL 36, PARTS 1 & 2**

**Part 1 – 11.368 AC. (495,190 sq. ft.)**

DESCRIPTION OF A 11.368 ACRE (495,190 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION, THE REMAINDER OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED IN A DEED AS TRACT 1 TO WILLIAM O. KIRK, RECORDED DECEMBER 19, 2016 IN DOCUMENT NO. 2016118539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 11.368 ACRE (495,190 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 3,161.78 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 300+07.27 on the east line of a called 143.5 acre tract of land described in a deed to LPL Investments, LP, and recorded in Document Number 2010007498, O.P.R.W.C.TX. for the northwest corner of said remainder of a called 100 acre tract, same being the southwest corner of a called 25.000 acre tract of land described in a deed to Arnold Thomas Schnell and Patricia N. Schnell, recorded in Document Number 2016052268, O.P.R.W.C.TX.;

**THENCE** S 07°46'23" W, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 3,142.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,162,653.11, E=3,181,548.16) set 233.50 feet left of Southeast Loop E.C.S. 288+65.60, on the proposed north right-of-way line of Southeast Loop, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

**THENCE** departing the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, with the said proposed north right-of-way line of Southeast Loop, over and across said remainder of a called 100 acre tract, the following six (6) courses and distances numbered 1 – 6:

- 1) N 76°28'25" E, a distance of 393.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet left of Southeast Loop E.C.S. 292+58.87, for the beginning of a curve to the right,
- 2) with said curve to the right, an arc distance of 231.67 feet, through a central angle of 01°24'20", having a radius of 9,443.50 feet, and a chord which bears N 77°10'35" E, a distance of 231.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.66 feet left of Southeast Loop E.C.S. 294+90.52,
- 3) N 79°29'14" E, a distance of 200.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.66 feet left of Southeast Loop E.C.S. 294+90.52, for the beginning of a curve to the right,
- 4) with said curve to the right, an arc distance of 84.51 feet, through a central angle of 00°30'46", having a radius of 9,440.00 feet, and a chord which bears N 79°21'12" E, a distance of 84.51 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 215.86 feet left of Southeast Loop E.C.S. 297+75.34, for an angle point,

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5) N 08°17'04" E, a distance of 147.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 352.95 feet left of Southeast Loop E.C.S. 298+30.21, for an angle point, and

6) N 80°09'02" E, a distance of 65.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 348.73 feet left of Southeast Loop E.C.S. 298+95.78, being on the east line of said remainder of a called 100 acre tract, same being the west line of Lot 11 of Brushy Point Estates, a subdivision of record in Cabinet O, Slides 73 – 74, Plat Records of Williamson County, Texas (P.R.W.C.TX.), described in a deed to Stephen T. Walker, and unmarried man, and Candice M. Visser, an unmarried woman, and recorded in Document Number 2012013803, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

7) **THENCE** S 07°53'30" W, departing the proposed north right-of-way line of Southeast Loop, with the common line of said Lot 11 and said remainder of a called 100 acre tract, a distance of 871.48 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 462.56 feet right of Southeast Loop E.C.S. 295+77.54, on the proposed south right-of-way line of Southeast Loop, being the southwest corner of Lot 8, Brushy Point Estates, described in a deed to Donald G. Lee and Katherine S. Lee, and recorded in Document Number 2000027086, O.P.R.W.C.TX, same being the northwest corner of Lot 7, Brushy Point Estates, described in a deed to Andria K. Copeland and Brandon N. Copeland, and recorded in Document Number 2018092034, O.P.R.W.C.TX., for the southeast corner of the parcel described herein;

**THENCE** departing the east line of said remainder of a called 100 acre tract, with the proposed south right-of-way line of Southeast Loop, over and across said remainder of a called 100 acre tract, the following four (4) courses and distances numbered 8 – 11:

8) N 82°15'58" W, a distance of 142.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 411.06 feet right of Southeast Loop E.C.S. 294+45.18, for an angle point,

9) N 07°55'32" E, a distance of 194.55 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 229.99 feet right of Southeast Loop E.C.S. 295+16.33, for an angle point and the beginning of a curve to the right,

10) with said curve to the right, an arc distance of 257.49 feet, through a central angle of 01°33'44", having a radius of 9,443.50 feet, and a chord which bears S 75°41'33" W, a distance of 257.48 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 292+58.87, and

11) S 76°28'25" W, a distance of 575.35 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 286+83.53, being on the east line of said 143.5 acre tract and the west line of said remainder of a called 100 acre tract, for the southwest corner of the parcel described herein;

12) **THENCE** N 07°46'23" E, departing the proposed south right-of-way line of Southeast Loop, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 501.24 feet to the **POINT OF BEGINNING**, and containing 11.368 acres (495,190 sq. ft.) of land, more or less.

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**Part 2 – 0.038 AC. (1,660 sq. ft.)**

DESCRIPTION OF A 0.038 ACRE (1,660 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF TRACT 1, THE REMAINDER OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM O. KIRK, RECORDED DECEMBER 19, 2016 IN DOCUMENT NO. 2016118539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.038 ACRE (1,660 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 3,161.78 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 300+07.27 on the east line of a called 143.5 acre tract of land described in a deed to LPL Investments, LP, and recorded in Document Number 2010007498, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 100 acre tract, being the southwest corner of a called 25.000 acre tract of land described in a deed to Arnold Thomas Schnell and Patricia N. Schnell, and recorded in Document Number 2016052268, O.P.R.W.C.TX.;

**THENCE** S 07°46'23" W, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 3,792.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,162,009.39, E=3,181,460.29) set 371.81 feet right of Southeast Loop E.C.S. 286+29.60, being on the proposed north right-of-way line of Farm to Market (F.M.) 1660, for the north corner and the **POINT OF BEGINNING** of the parcel described herein, for the beginning of a curve to the right;

1) **THENCE** departing the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, with the proposed north right-of-way line of F.M. 1660, over and across said remainder of a called 100 acre tract, with said curve to the right, an arc distance of 187.73 feet, through a central angle of 01°39'03", having a radius of 6,516.00 feet, and a chord which bears S 60°12'15" E, a distance of 187.73 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 500.61 feet right of Southeast Loop E.C.S. 287+66.18, being on the existing north right-of-way line of F.M. 1660, a variable width right-of-way described in a deed recorded in Volume 384, Page 610, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and depicted on Texas Department of Transportation (TXDOT) strip map CSJ Number 1566-002-01, dated July, 1952, for the east corner of the parcel described herein;

**THENCE** departing the proposed north right-of-way line of F.M. 1660, with the existing north right-of-way line of said F.M. 1660, the following two (2) courses and distances numbered 2 – 3:

- 2) N 76°27'34" W, a distance of 14.08 feet to a calculated point for the south corner of the parcel described herein, and
- 3) N 63°36'21" W, a distance of 168.86 feet to a calculated point, for the southeast corner of said 143.5 acre tract, the southwest corner of said remainder of a called 100 acre tract and the west corner of the parcel described herein, from which a damaged TXDOT Type I concrete monument found bears S 07°46'23" W, a distance of 1.20 feet;

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4) **THENCE** N 07°46'23" E, departing the existing north right-of-way line of said F.M. 1660, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 15.06 feet to the **POINT OF BEGINNING**, and containing 0.038 acres (1,660 sq. ft.) of land, more or less.

Part 1 = 11.368 AC. - 495,190 sq. ft.  
Part 2 = 0.038 AC. - 1,660 sq. ft.  
Total = 11.406 AC. - 496,850 sq. ft.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 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 coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

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

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

# Preliminary

12/17/2021 9:31:56 AM

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

ENGINEER'S CENTERLINE  
 CURVE DATA  
 PI Sta 277+01.59  
 N = 10,162,147.81  
 E = 3,180,446.01  
 Δ = 24°56'35" (RT)  
 D = 01°33'33"  
 L = 1,593.87'  
 R = 812,810.00'  
 PC Sta 268+88.78  
 PT Sta 284+88.65

LPL INVESTMENTS, LP  
 CALLED 143.5 AC.  
 DOC. NO. 2010007498  
 O. P. R. W. C. TX.

P.O.B.  
 36 PART 1  
 N=10,162,653.11  
 E=3,181,548.16  
 288+65.60  
 233.50' LT

# EXHIBIT "A"

P.O.C.  
 300+07.27  
 3,161.78' LT  
 3,142.97'  
 1,378.8' VRS.)  
 507°46'23"W  
 510°15'00"W  
 507°46'23"W  
 3,142.97'  
 792.66'  
 (PART 2)  
 507°46'23"W  
 3,142.97'

ARNOLD THOMAS SCHNELL  
 AND PATRICIA N. SCHNELL  
 CALLED 25,000 AC.  
 DOC. NO. 2016052268  
 O. P. R. W. C. TX.

JAMES HICKMAN SURVEY  
 ABSTRACT NO. 291

LOT 11  
 BRUSHY POINT ESTATES  
 CAB. O. SLIDES 73-74  
 P. R. W. C. TX.

STEPHEN T. WALKER,  
 AN UNMARRIED MAN, AND  
 CANDICE M. VISSER,  
 AN UNMARRIED WOMAN  
 DOC. NO. 2012013803  
 O. P. R. W. C. TX.

298+30.21  
 352.95' LT  
 297+75.34  
 215.86' LT  
 294+90.52  
 230.66' LT

298+95.78  
 348.73' LT  
 JOSHUA LOVELESS  
 AND DEEDEE LOVELESS  
 DOC. NO. 2018064908  
 O. P. R. W. C. TX.

LOT 10  
 BRUSHY POINT ESTATES  
 CAB. O. SLIDES 73-74  
 P. R. W. C. TX.

300+00  
 871.48'

YURY TIER AND MARCELO TIER  
 DOC. NO. 2016122635  
 O. P. R. W. C. TX.

LOT 9  
 BRUSHY POINT ESTATES  
 CAB. O. SLIDE 73  
 P. R. W. C. TX.

DONALD G. LEE AND  
 KATHERINE S. LEE  
 CALLED 5,000 AC.  
 DOC. NO. 2000027086  
 O. P. R. W. C. TX.

LOT 8  
 BRUSHY POINT ESTATES  
 CAB. O. SLIDES 73  
 P. R. W. C. TX.

295+16.33  
 229.99' RT  
 292+58.87  
 233.50' RT

294+45.18  
 411.06' RT  
 ANDRIA K. COPELAND AND  
 BRANDON N. COPELAND  
 DOC. NO. 2018092034  
 O. P. R. W. C. TX.

LOT 7  
 BRUSHY POINT ESTATES  
 CALLED 5,000 ACRES  
 CAB. O. SLIDE 73  
 P. R. W. C. TX.

295+77.54  
 462.56' RT

295+16.33  
 229.99' RT  
 292+58.87  
 233.50' RT

294+45.18  
 411.06' RT  
 WILLIAM O. KIRK  
 TRACT 1  
 REMAINDER OF A  
 CALLED 100 AC.  
 RECORDED  
 DECEMBER 19, 2016  
 DOC. NO. 2016118539  
 O. P. R. W. C. TX.

295+16.33  
 229.99' RT  
 292+58.87  
 233.50' RT

294+45.18  
 411.06' RT  
 295+77.54  
 462.56' RT

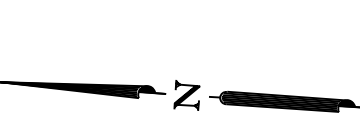
295+16.33  
 229.99' RT  
 292+58.87  
 233.50' RT

294+45.18  
 411.06' RT  
 295+77.54  
 462.56' RT

295+16.33  
 229.99' RT  
 292+58.87  
 233.50' RT

294+45.18  
 411.06' RT  
 295+77.54  
 462.56' RT

295+16.33  
 229.99' RT  
 292+58.87  
 233.50' RT

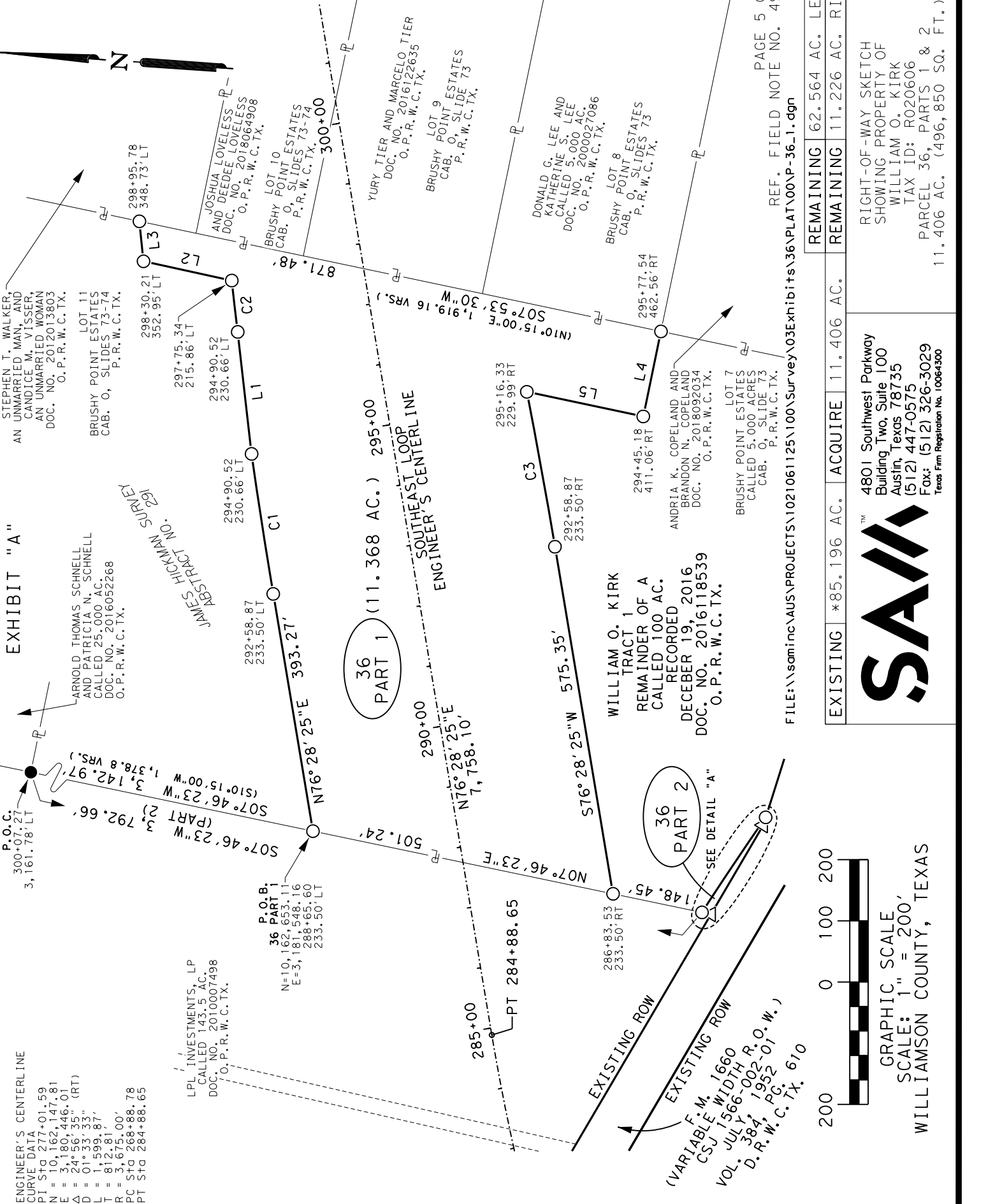


ENGINEER'S CENTERLINE  
 SOUTHEAST LOOP  
 ENGINEER'S CENTERLINE

36 PART 1 (11.368 AC.) 295+00

36 PART 2

SEE DETAIL "A"



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 REF. FIELD NOTE NO. 49120  
 FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36\PLAT\000P-36\_1.dgn

EXISTING	*85.196 AC.	ACQUIRE	11.406 AC.	REMAINING	62.564 AC. LEFT
				REMAINING	11.226 AC. RIGHT

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 WILLIAM O. KIRK  
 TAX ID: R020606  
 PARCEL 36, PARTS 1 & 2  
 11.406 AC. (496,850 SQ. FT.)

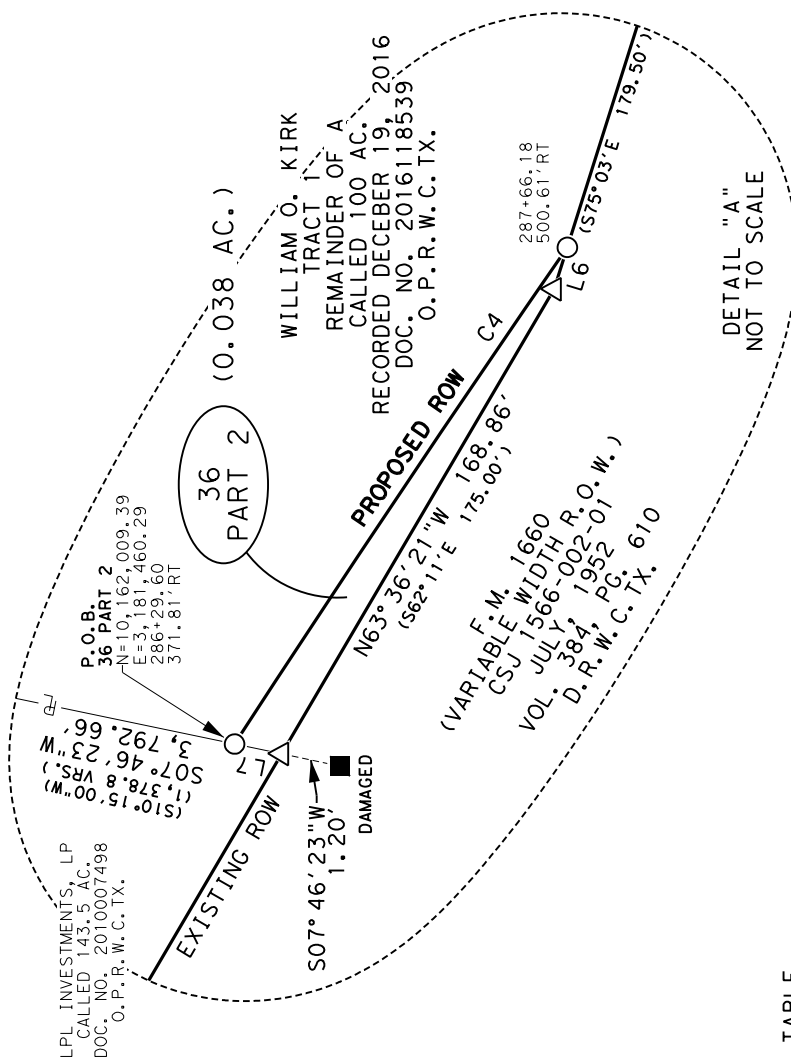


4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78755  
 (512) 447-0575  
 FAX: (512) 326-3029  
 Texas Firm Registration No. 10064300



GRAPHIC SCALE  
 SCALE: 1" = 200'  
 WILLIAMSON COUNTY, TEXAS

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 24' 20" RT	9, 443.50'	231.67'	231.66'	N77° 10' 35" E
C2	00° 30' 46" RT	9, 440.00'	84.51'	84.51'	N79° 21' 12" E
C3	01° 33' 44" RT	9, 443.50'	257.49'	257.48'	S75° 41' 33" W
C4	01° 39' 03" RT	6, 516.00'	187.73'	187.73'	S60° 12' 15" E



LINE NO.	BEARING	DISTANCE
L1	N79° 29' 14"E	200.70'
L2	N08° 17' 04"E	147.66'
L3	N80° 09' 02"E	65.71'
L4	N82° 15' 58"W	142.03'
L5	N07° 55' 32"E	194.55'
L6	N76° 27' 34"W	14.08'
L7	N07° 46' 23"E	15.06'

FILE: \\samin\inc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36\PLAT\00AP-36.1.dgn

EXISTING	*85.196 AC.	ACQUIRE	11.406 AC.	REMAINING	62.564 AC.	LEFT
EXISTING				REMAINING	11.226 AC.	RIGHT

**S&A**<sup>TM</sup>

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
WILLIAM O. KIRK  
TAX ID: R020606  
PARCEL 36, PARTS 1 &  
11.406 AC. (496,850 SQ.



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 I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/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.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* ACREAGE CALCULATED BY SAM, LLC.

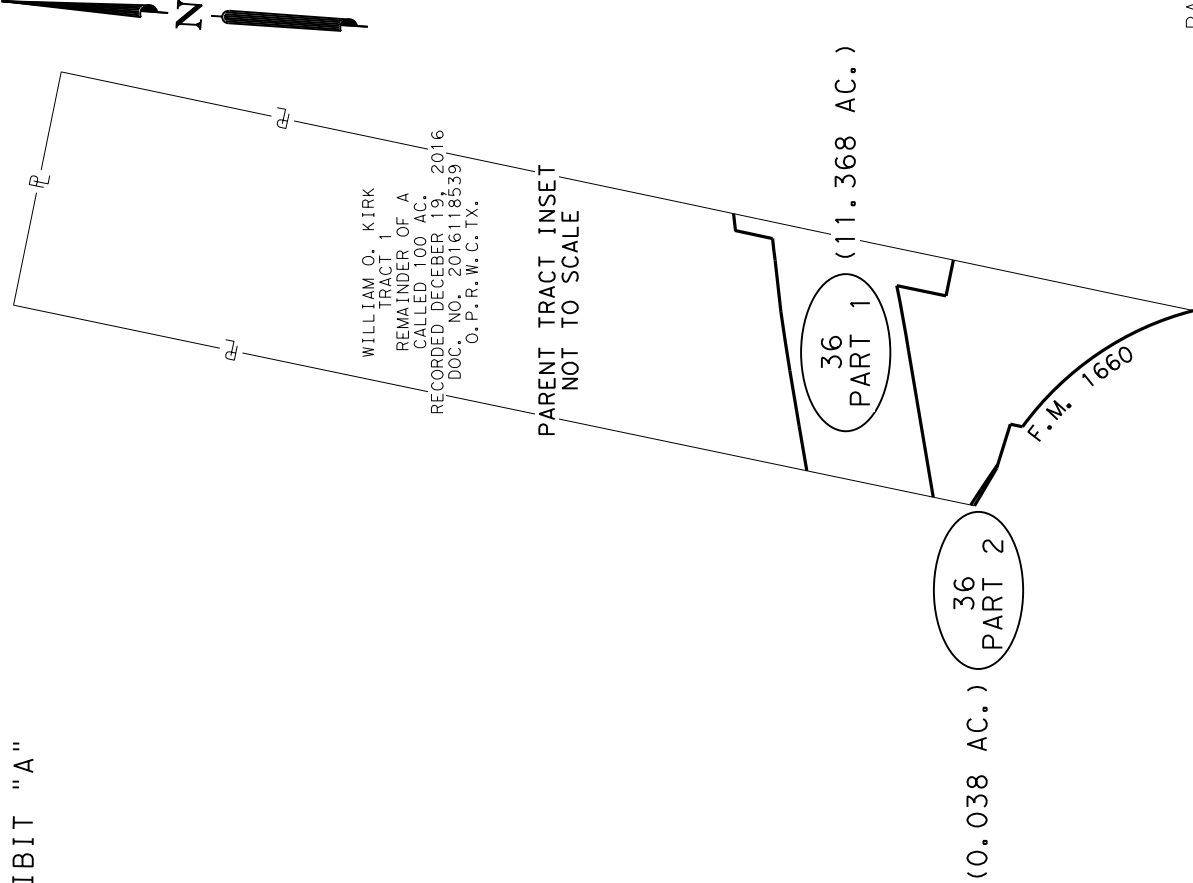
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Preliminary

12/17/2021 9:32:10 AM

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

DATE



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REF. FIELD NOTE NO. 49120

EXISTING	*85.196 AC.	ACQUIRE	11.406 AC.	REMAINING	62.564 AC.	LEFT
EXISTING		ACQUIRE	11.226 AC.	REMAINING		RIGHT

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78755  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300



RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
WILLIAM O. KIRK  
TAX ID: R020606  
PARCEL 36, PARTS 1 & 2  
11.406 AC. (496,850 SQ. FT.)

EXHIBIT "B"

County: Williamson  
Parcel No.: DE-36  
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December 17, 2021

**PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 36**

DESCRIPTION OF A 1.235 ACRE (53,779 SQ. FT.) EASEMENT LOCATED IN THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A REMAINDER OF A CALLED 100 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO WILLIAM O. KIRK, RECORDED DECEMBER 19, 2016 IN DOCUMENT NO. 2016118539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.235 ACRE (53,779 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 3,161.78 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 300+07.27 on the west line of a remainder of a called 143.5 acre tract of land, described in a deed to LPL Investments, LP, recorded in Document No. 2010007498, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 100 acre tract, same being the southwest corner of a called 25.000 acre tract of land described, in a deed to Arnold Thomas Schnell and Patricia N. Schnell, recorded in Document No. 2016052268, O.P.R.W.C.TX.;

**THENCE** S 82°28'37" E, continuing with the common line of said 25.000 acre tract and said remainder of a called 100 acre tract, a distance of 923.49 feet to a calculated point on the west line of Brushy Point Estates, recorded in Cabinet O, Slides 73-74, Plat Records Williamson County, Texas (P.R.W.C.TX.), for the northeast corner of said remainder of a called 100 acre tract;

**THENCE** S 07°53'30" W, departing the common line of said 25.000 acre tract and said remainder of a called 100 acre tract, with the common line of said remainder of a called 100 acre tract and said west line of Brushy Point Estates, a distance of 3,536.91 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,162,142.88, E=3,182,403.16) set 462.56 feet right of Southeast Loop E.C.S 295+77.54, for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

**THENCE**, continuing with the common line of said remainder of a called 100 acre tract and said west line of Brushy Point Estates, the following two (2) courses and distances numbered 1-2:

- 1) S 07°53'30" W, a distance of 677.91 feet to a calculated point 1,093.65 feet right of Southeast Loop E.C.S. 293+29.99, and
- 2) S 07°40'35" W, passing at a distance of 200.89 feet a calculated point, and continuing for a total distance of 274.64 feet to a calculated point 1,349.70 feet right of Southeast Loop E.C.S. 292+30.66 on the existing north right-of-way line of Farm to Market (F.M.) 1660, a variable width right-of-way, as depicted on Texas Department of Transportation (TXDOT) strip map CSJ Number 1566-002-01, for the southwest corner of Lot 2, of said Brushy Point Estates, described in a deed to Lindell Fair (1/2 interest), recorded in Document No. 9712600, Real Property Records of Williamson County, (R.P.R.W.TX.) and Pat J. Fair (1/2 interest), recorded in Document No. 2007045543, O.P.R.W.C.TX., same being the southeast corner of said remainder of a called 100 acre tract and the easement described herein, said point being the beginning of a curve to the left;

## EXHIBIT "A"

County: Williamson  
Parcel No.: DE-36  
Tax ID: R020606  
Highway: Southeast Loop  
Limits: From: C.R. 137  
To: C.R. 404

Page 2 of 5  
December 17, 2021

3) **THENCE** departing the common line of said Lot 2 and said remainder of a called 100 acre tract, with the existing north right-of-way line of said F.M. 1660 and said curve to the left, having a radius of 1,185.64 feet, through a delta of 06°02'19", an arc length of 125.07 feet, and a chord which bears N 21°27'34" W, a distance of 125.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 1,225.89 feet right of Southeast Loop E.C.S. 292+13.41, for the southwest corner of the easement described herein;

4) **THENCE** N 07°56'05" E, departing the existing north right-of-way line of said F.M. 1660, over and across said remainder of a called 100 acre tract, a distance of 843.42 feet to a calculated point 411.06 feet right of Southeast Loop E.C.S. 294+45.18 on the proposed south right-of-way line of Southeast Loop, for the northwest corner of the easement described herein;

5) **THENCE** S 82°15'58" E, with the proposed south right-of-way line of Southeast Loop, over and across said remainder of a called 100 acre tract, a distance of 59.61 feet to the **POINT OF BEGINNING**, and containing 11.368 acres (495,166 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 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 coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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

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

# Preliminary

12/17/2021 1:46:58 PM

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

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

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 277+01.59  
N = 10,162,147.81  
E = 3,180,446.01  
Δ = 24°56'35" (RT)  
D = 01°33'33"  
L = 1,599.87'  
T = 812.81'  
R = 3,675.00'  
PC Sta 268+88.78  
PT Sta 284+88.65

# EXHIBIT "A"

P.O.C.  
300+07.27  
3,161.78' LT

S82°28'37"E  
923.49'

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S82°15'58"E	59.61'

PROPOSED ROW

LPL INVESTMENTS, LP  
REMAINDER OF A CALLED 143.5 AC.  
DOC. NO. 2010007498  
O.P.R.W.C. TX.

JAMES HICKMAN SURVEY  
ABSTRACT NO. 291

LOT 10  
BRUSHY POINT ESTATES  
CAB. O, SLIDES 73-74  
P.R.W.C. TX.

LOT 9  
BRUSHY POINT ESTATES  
CAB. O, SLIDE 73  
P.R.W.C. TX.

DONALD G. LEE AND  
KATHERINE S. LEE  
CALLED 5.000 AC.  
DOC. NO. 2000027086  
O.P.R.W.C. TX.

LOT 8  
BRUSHY POINT ESTATES  
CAB. O, SLIDES 73  
P.R.W.C. TX.

WILLIAM O. KIRK  
RECORDED DECEMBER 19, 2016  
TRACT 1  
REMAINDER OF A  
CALLED 100 AC.  
DOC. NO. 2016118539  
O.P.R.W.C. TX.

DRAINAGE EASEMENT

(1.235 AC.)

DE-36

N07°56'05"E  
843.42'

P.O.B.  
N=10,162,142.88  
E=3,182,403.16  
295+77.54  
462.56' RT

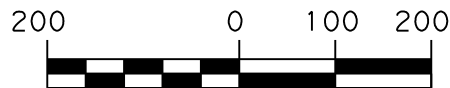
S07°53'30"W  
677.91'

MATCH LINE 4 OF 5

PAGE 3 OF 5

REF. FIELD NOTE NO. 49120

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36\_DE\PLAT\00\P-36\_DE.dgn



GRAPHIC SCALE  
SCALE: 1" = 200'  
WILLIAMSON COUNTY, TEXAS

EXISTING	*85.192 AC.	ACQUIRE	1.235 AC.	REMAINING	83.957 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

DRAINAGE EASEMENT SKETCH  
SHOWING PROPERTY OF  
WILLIAM O. KIRK  
TAX ID: R020606  
DE-36  
1.235 AC. (53,779 SQ. FT.)

# EXHIBIT "A"

MATCH LINE 3 OF 5

JAMES HICKMAN SURVEY  
ABSTRACT NO. 291

WILLIAM O. KIRK  
RECORDED DECEMBER 19, 2016  
TRACT 1  
REMAINDER OF A  
CALLED 100 AC.  
DOC. NO. 2016118539  
O.P.R.W.C. TX.

DE-36  
(1.235 AC.)

DRAINAGE  
EASEMENT

REX VAN VALKENBURG,  
A SINGLE MAN  
DOC. NO. 2016014494  
O.P.R.W.C. TX.

LOT 6  
BRUSHY POINT ESTATES  
CAB. O, SLIDE 73  
P.R.W.C. TX.

JASON C. MUXLOW,  
AN UNMARRIED MAN  
DOC. NO. 2017035885  
O.P.R.W.C. TX.

LOT 5  
BRUSHY POINT ESTATES  
CAB. O, SLIDE 73  
P.R.W.C. TX.

EXISTING ROW  
(VARIABLE WIDTH R.O.W.)  
EXISTING ROW

292+13.41  
1,225.89' RT

N07°56'05"E 843.42'

S07°53'30"W  
677.91'

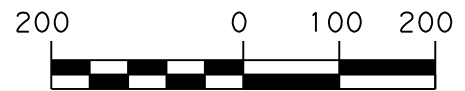
293+29.99  
1,093.65' RT

200.89'  
S07°40'35"W  
274.64'

SEE  
DETAIL "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06°02'19"LT	1,185.64'	125.07'	125.01'	N21°27'34"W



GRAPHIC SCALE  
SCALE: 1" = 200'  
WILLIAMSON COUNTY, TEXAS

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36\_DE\PLAT\00\P-36\_DE.2.dgn

EXISTING	*85.192 AC.	ACQUIRE	1.235 AC.	REMAINING	83.957 AC. RIGHT
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SHOWING PROPERTY OF  
WILLIAM O. KIRK  
TAX ID: R020606  
DE-36  
1.235 AC. (53,779 SQ. FT.)

PAGE 4 OF 5  
REF. FIELD NOTE NO. 49120

# LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⬡ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ 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
- 1/2 --- DISTANCE NOT TO SCALE
- 1 --- 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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. \* ACREAGE 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.

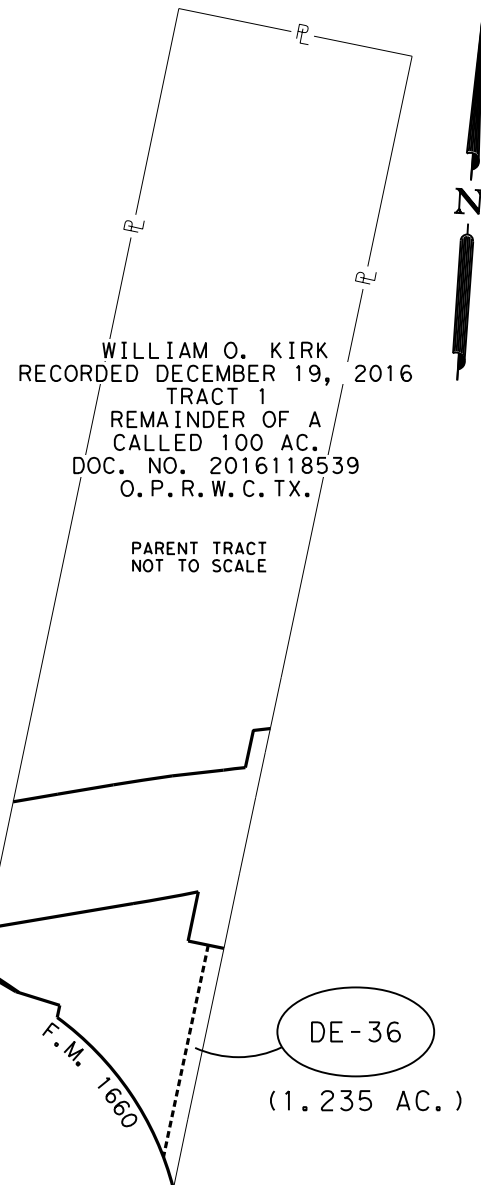
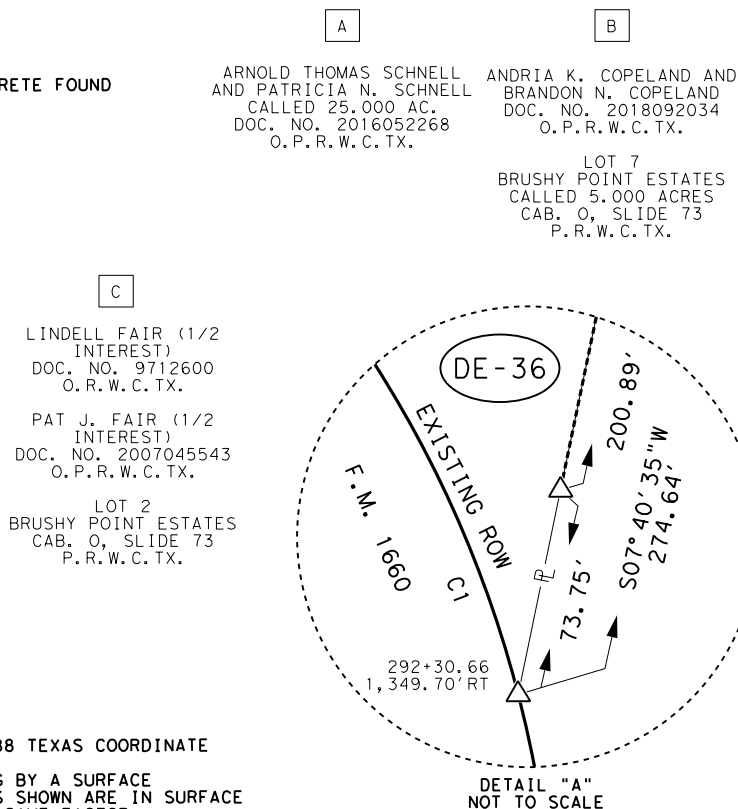
# Preliminary

12/17/2021 1:47:05 PM

DATE

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

## EXHIBIT "A"



FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36\_DE\PLAT\00P-36\_DE.2.dgn

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# SAM

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SHOWING PROPERTY OF  
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TAX ID: R020606  
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PAGE 5 OF 5  
REF. FIELD NOTE NO. 49120