

ROADWAY EASEMENT
Corridor H/Sam Bass Road Right of Way

THE STATE OF TEXAS

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That the **CITY OF ROUND ROCK, TEXAS**, and its successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, DONATED, SOLD, and CONVEYED, and by these premises does hereby GRANT, SELL, DONATE and CONVEY unto Grantee an exclusive perpetual roadway easement interest in, on, over, upon, above and across the following described property (the "Property"):

BEING A 1.020 ACRE TRACT OF LAND LOCATED IN THE W. ANDERSON SURVEY, ABSTRACT NO. 15, AND THE J.H. DILLARD SURVEY, ABSTRACT NO. 179, BOTH IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A", ATTACHED HERETO (Parcel 6).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing, operating, repairing and maintaining a public roadway and any related facilities and appurtenances, along with any associated grading, clearing, relocation of utilities and placement of supporting structures which may be necessary to facilitate the proper drainage and function of the adjacent property and roadway facilities, in, along, upon and across said Property, together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs for the purposes granted herein which the County deems necessary.

And for the same consideration described above and upon the same conditions, Grantor have this day granted and conveyed unto Grantee any and all improvements presently existing upon the Property, Save and Except the following: N/A.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees upon the easement area in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

CM-2022-219

Grantor hereby acknowledges that its use of and access to the roadway facilities to be constructed in conjunction with the road facility of which the land included in the easement area and described above and hereby conveyed shall become a part, shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantor further acknowledges that the design and operation of such road facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said roadway facility, shall hereafter be governed by applicable local municipal zoning, platting and development ordinances to be necessary in the interest of public safety and in compliance with approved engineering principles and practices.

By acceptance of this easement, Grantee agrees that as part of the construction of the proposed Corridor H/Sam Bass roadway improvement project it shall permit and cause a replacement driveway connection to be constructed between the edge of proposed roadway pavement and the new Roadway Easement Property line, in the location and in substantial compliance with the plans and specifications identified as DVWY01 on Exhibit "B" attached hereto and incorporated herein. Grantor agrees to allow Grantee, its agents contractors and assigns the temporary right to enter the remaining property of Grantor at the limited area and for limited time period only as necessary to carry out the obligations of this paragraph.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said roadway and related facilities as described herein; and Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, 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.

Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

[signature pages follow]

GRANTOR:

CITY OF ROUND ROCK, TEXAS

By: Laurie Hadley
Laurie Hadley, City Manager

ACKNOWLEDGMENT

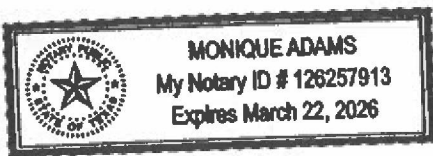
THE STATE OF TEXAS

,
,
,

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 16th day of the month of Sept., 2022, by Laurie Hadley, City Manager of the City of Round Rock, in the capacity and for the purposes and consideration recited herein.

Monique Adams
Notary Public, State of Texas



WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

Notary Public, State of Texas

4.

EXHIBIT "A"

County: Williamson
Parcel No.: 6
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 8
August 19, 2022

PROPERTY DESCRIPTION FOR PARCEL 6

DESCRIPTION OF A 1.020 ACRE (44,441 SQ. FT.) EASEMENT LOCATED IN THE W. ANDERSON SURVEY, ABSTRACT 15, WILLIAMSON COUNTY, TEXAS, AND THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 245.4 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF ROUND ROCK, RECORDED SEPTEMBER 15, 2000 IN DOCUMENT NO. 2000066640, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.020 ACRE (44,441 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 with a plastic cap found 484.44 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 296+18.47 on the south line of said 245.4 acre tract, for the northeast corner of a 10.01 acre tract of land, described in a deed to Williamson County, Texas, recorded in Document No. 2021082407, O.P.R.W.C.TX., same being the northwest corner of a remainder of a called 32.96 acre tract of land, described in a deed to Bruce E. Gessaman and wife, Carole D. Gessaman, recorded in Volume 2553, Page 222, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE with the common line of said 245.4 acre tract and said 10.01 acre tract, the following five (5) courses and distances:

S 79°30'06" W, a distance of 1,238.96 feet to a calculated point,

S 83°09'06" W, a distance of 112.53 feet to a calculated point,

S 86°19'06" W, a distance of 84.07 feet to a calculated point,

N 89°44'54" W, a distance of 324.32 feet to a calculated point, for the northwest corner of said 10.01 acre tract, same being an interior ell corner of said 245.4 acre tract, and

S 00°19'06" W, a distance of 106.29 feet to a magnail found on the existing east right-of-way line of Sam Bass Rd, a variable width right-of-way, as described in Volume 1243, Page 704, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being the beginning of a curve to the right;

THENCE departing the common line of said 245.4 acre tract and said 10.01 acre tract, with the existing east right-of-way line of said Sam Bass Road and said curve to the right, an arc distance of 101.91 feet, through a central angle of 10°20'01", having a radius of 565.07 feet, and a chord that bears N 85°10'10" W, a distance of 101.78 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,170,405.71 E=3,107,780.74) set 77.15 feet left of Sam Bass Road E.C.S. 278+12.79, said point being the beginning of a curve to the right, for the southeast corner and the **POINT OF BEGINNING** of the easement described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 6
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 8
August 19, 2022

THENCE continuing with the existing east right-of-way line of said Sam Bass Road, the following four (4) courses and distances numbered 1- 4:

- 1) With said curve to the right, an arc distance of 368.16 feet, through a central angle of 37°19'49", having a radius of 565.07 feet, and a chord that bears N 61°20'15" W, a distance of 361.69 feet to a calculated point, from which a 1/2-inch iron rod with a plastic disc stamped "BAKER AICKLEN" found bears S 59°24'06" E, a distance of 1.02 feet,
- 2) N 20°30'07" W, a distance of 782.24 feet to a 5/8-inch iron rod with a plastic disc stamped "BAKER AICKLEN" found,
- 3) N 20°44'37" W, a distance of 813.45 feet to a Type II concrete monument found, for the most westerly northwest corner of said 245.4 acre tract and the easement described herein, and
- 4) N 25°36'32" E, passing at a distance of 102.13 feet a 5/8-inch iron rod with a plastic cap stamped "SAM" found, and continuing for a total distance of 103.73 feet to a calculated point on the existing south right-of-way line of FM 1431 (E. Whitestone Boulevard), a 200 foot wide right-of-way, as depicted in Document No. 2004018700, Plat Records of Williamson County, Texas (P.R.W.C.TX.), for the most northerly northwest corner of said 245.4 acre tract and the easement described herein, said point being the beginning of a curve to the right;

5) THENCE departing the existing east right-of-way line of said Sam Bass Road, with the existing south right-of-way line of said FM 1431 and said curve to the right, an arc distance of 14.50 feet, through a central angle of 00°06'37", having a radius of 7,539.62 feet, and a chord that bears N 72°18'20" E, a distance of 14.50 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 146.40 feet left of Sam Bass Road E.C.S. 257+28.66, for the northeast corner of the easement described herein;

THENCE departing the existing south right-of-way line of said FM 1431, over and across said 245.4 acre tract, the following five (5) courses and distances numbered 6-10:

- 6) S 25°41'23" W, a distance of 86.16 feet to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 84.00 feet left of Sam Bass Road E.C.S. 257+88.08,
- 7) S 20°42'48" E, a distance of 771.92 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 84.00 feet left of Sam Bass Road E.C.S. 265+60.00,
- 8) S 69°17'12" W, a distance of 10.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 74.00 feet left of Sam Bass Road E.C.S. 265+60.00,
- 9) S 20°42'45" E, a distance of 684.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 74.00 feet left of Sam Bass Road E.C.S. 272+44.84, said point being the beginning of a curve to the left, and

EXHIBIT "A"

County: Williamson
Parcel No.: 6
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 3 of 8
August 19, 2022

- 10) With said curve to the left, an arc distance of 494.65 feet, through a central angle of 53°52'48", having a radius of 526.01 feet, and a chord that bears S 47°39'12" E, a distance of 476.63 feet to the **POINT OF BEGINNING**, and containing 1.020 acres (44,441 sq. ft.) of land, more or less.

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

Bearing Basis:

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

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

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

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

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



Scott C. Brashear 8/19/2022

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S83°09'06"W	112.53'
(L1)	(S85°41'11"W)	(112.64')
L2	S86°19'06"W	84.07'
(L2)	(S86°19'41"W)	(83.89')
L3	N89°44'54"W	324.32'
(L3)	(N89°44'42"W)	(324.34')
L4	S00°19'06"W	106.29'
(L4)	(S00°23'08"W)	(106.30')

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	10°20'01"RT	565.07'	101.91'	101.78'	N85°10'10"W
(C1)	(LT)	(565.00')	(690.32')	(648.18')	(S52°35'E)

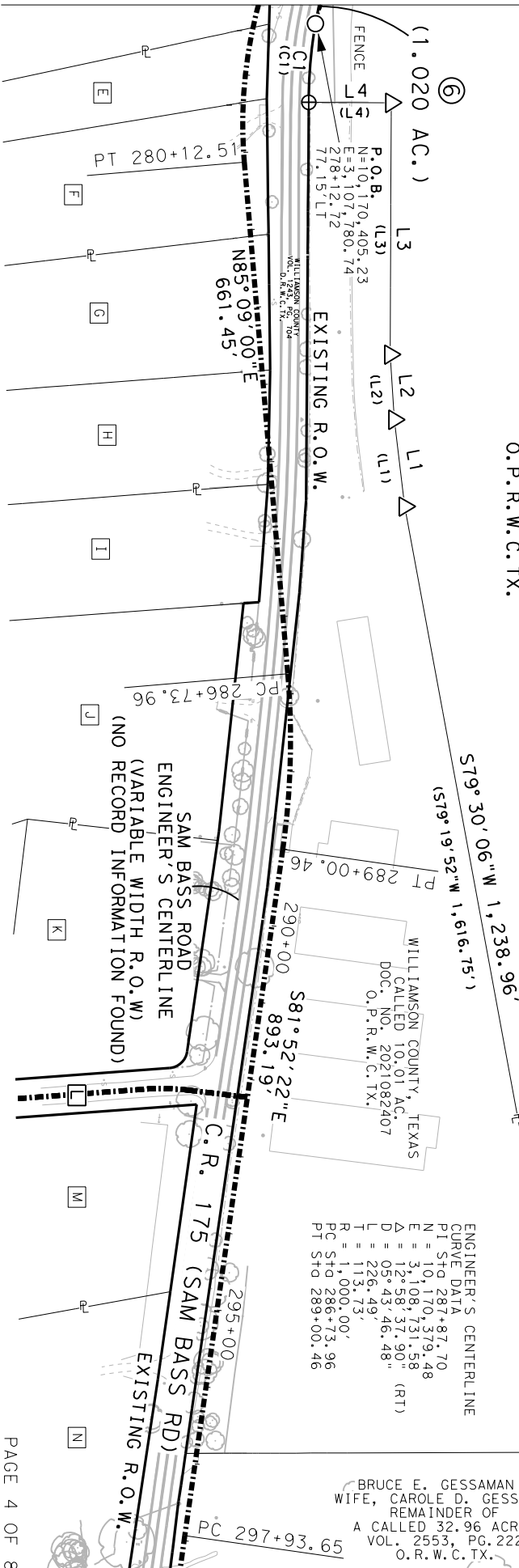
ENGINEER'S CENTERLINE
CURVE DATA
PI Stg 276+98.02
N = 10, 170, 276.64
E = 3,107,519.58
Δ = 74°08'11.95" (LT)
D = 09°48'39.32"
L = 755.65'
T = 441.17'
R = 584.00'
PC Stg 272+56.86
PT Stg 280+12.51

CITY OF ROUND ROCK
CALLED 245.4 AC.
RECORDED SEPTEMBER 15, 2000
DOC. NO. 2000066640
O.P.R.W.C.TX.

J.H. DILLARD SURVEY
ABSTRACT 179

ENGINEER'S CENTERLINE
CURVE DATA
PI Stg 287+87.70
N = 10, 170, 379.48
E = 3,108,731.58
Δ = 12°58'37.90" (RT)
D = 05°43'46.48"
L = 226.49'
T = 113.73'
R = 1,000.00'
PC Stg 286+73.96
PT Stg 289+00.46

BRUCE E. GESSAMAN &
WIFE, CAROLE D. GESSAMAN
REMAINDER OF
A CALLED 32.96 ACRES
VOL. 2553, PG. 222
O.R.W.C.TX.



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EXISTING 245.4 AC. ACQUIRE 0.000 AC. REMAINING 245.400 AC. LEFT
REF. FIELD NOTE NO. 46057
PAGE 4 OF 8



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

EASEMENT SKETCH
SHOWING PROPERTY OF
CITY OF ROUND ROCK
PARCEL 6
1.020 AC. (44,441 SQ. FT.)

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

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L6	N25°36'32"E	103.73'
(L6)	(S25°37'28"W)	(103.65')
L7	S25°41'23"W	86.16'
L8	S69°17'12"E	10.00'
L9	S20°42'45"E	684.84'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	37°19'49"RT	565.07'	368.16'	361.69'	N61°20'15"W
(C2)	(LT)	(565.00')	(690.32')	(648.18')	(S52°35'E)
C3	00°06'37"RT	7,539.62'	14.50'	14.50'	N72°18'20"E
(C3)	(00°33'41")	(7,539.44')	(73.88')	(73.87')	(N72°31'49"E)
C4	53°52'48"LT	526.01'	494.65'	476.63'	S47°39'12"E

ENGINEER'S CENTERLINE
CURVE DATA
PI Stn 276+98.02
N = 10,170,276.64
E = 3,107,519.58
Δ = 74°08'11.95" (LT)
D = 09°48'39.32"
L = 755.65'
T = 441.87'
R = 584.00'
PC Stn 272+56.86
PT Stn 280+12.51

APPROXIMATE LOCATION OF SURVEY LINE

J.H. DILLARD SURVEY
J.H. ABSTRACT 119

CITY OF ROUND ROCK
CALLED 245.4 AC.
RECORDED SEPTEMBER 15, 2000
DOC. NO. 2000066640
O.P.R.W.C. TX.

ASPHALT/GRAVEL
DRIVEWAY

5/8" W/PDISC
"BAKER AICKLEN"
(1.020 AC.)

PROPOSED ROADWAY EASEMENT L9

C.R. 175 (SAM BASS RD) N20°30'07"W 782.24'

EXISTING R.O.W.

BUSTLE INVESTMENT GROUP, LLC
DOC. NO. 2019092139
O.P.R.W.C. TX.

BUSTLE INVESTMENT GROUP, LLC
DOC. NO. 2019125401
O.P.R.W.C. TX.

LOT 4
SPANISH OAKS TERRACE
PHASE 2
CABINET C, SLIDE 48
P.R.W.C. TX.

LOT 3
SPANISH OAK TERRACE
PHASE TWO
CABINET C, SLIDE 48
P.R.W.C. TX.

ANY KUALWASSER
& CHRIS KJELSDEN
BOOK 2522, PG. 494
O.R.W.C. TX.

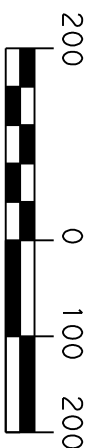
LOT 2
SPANISH OAK TERRACE
CABINET C, SLIDE 48
P.R.W.C. TX.

JOHN D. COCKLE
& SEANTEL M. COCKLE,
HUSBAND AND WIFE
DOC. NO. 2005039355
O.P.R.W.C. TX.

LOT 1
SPANISH OAK TERRACE
PHASE TWO
CABINET C, SLIDE 48
P.R.W.C. TX.

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EXISTING 245.4 AC. ACQUIRE 0.000 AC. REMAINING 245.400 AC. LEFT



GRAPHIC SCALE
SCALE: 1" = 200'
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

EASEMENT SKETCH
SHOWING PROPERTY OF
CITY OF ROUND ROCK
PARCEL 6
1.020 AC. (44,441 SQ. FT.)

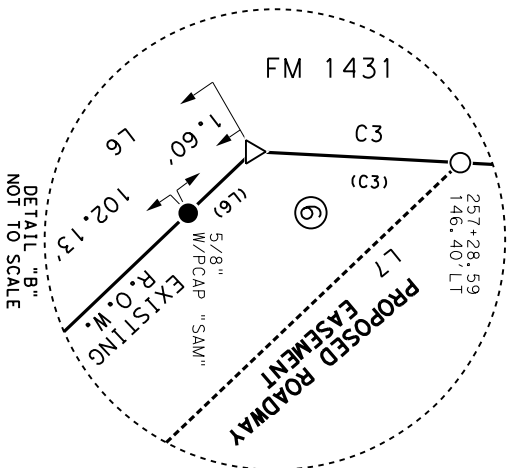
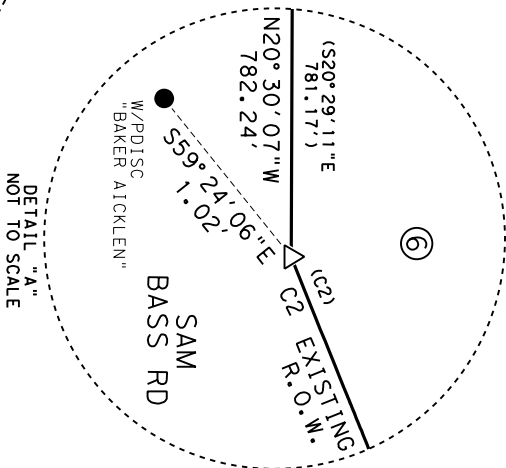
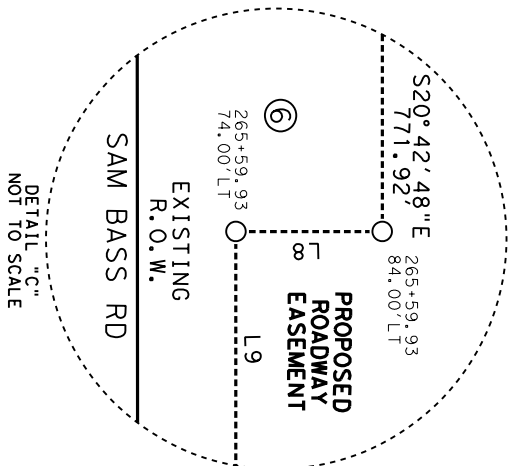
PAGE 5 OF 8
REF. FIELD NOTE NO. 46057

EXHIBIT "A"

CITY OF ROUND ROCK
CALLED 245.4 AC.
RECORDED SEPTEMBER 15, 2000
DOC. NO. 2000066640
O.P.R.W.C.TX.

PARENT TRACT
NOT TO SCALE

(1.020 AC.)



FILE: \\sami\nc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\6\PLAT\01\p-6-2.dgn REF. FIELD NOTE NO. 46057
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EASEMENT SKETCH
SHOWING PROPERTY OF
CITY OF ROUND ROCK
PARCEL 6
1.020 AC. (44,441 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HERON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2022377, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 30, 2020, AND ISSUED DATE MAY 11, 2020.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

B DOCS

VOLUME 1074, PAGE 143, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

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. EASEMENT:

RECORDED: VOLUME 430, PAGE 650, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TO: BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 PURPOSE: SPILLWAY AND/OR FLOOD WATER RETARDATION (UNABLE TO PLOT, MAY AFFECT)

B. EASEMENT:

RECORDED: DOCUMENT NO. 2007091195, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, PURPOSE: DECLARATION OF WATER LINE EASEMENT (AFFECTS AS SHOWN ON PLAT)

C. EASEMENT:

RECORDED: DOCUMENT NO. 2019062747, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TO: LCRA TRANSMISSION SERVICES CORPORATION PURPOSE: ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY (AFFECTS AS SHOWN ON PLAT)

D. TERMS, CONDITIONS, AND STIPULATIONS IN THE AMENDMENT TO INTERLOCAL AGREEMENT: RECORDED: DOCUMENT NO. 2006047401, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)

E. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID. (SUBJECT TO IF APPLICABLE)

F. ANY AND ALL PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY.

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

H. 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.)

I. 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.

J. 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.

FILE: \\saminc\ous\PROJECTS\1017038216\100\Survey\03Exhibits\6\PLAT\01\p-6-2.dgn

EXISTING	245.4 AC.	ACQUIRE	0.000 AC.	REMAINING	245.400 AC.	LEFT
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PAGE 7 OF 8
REF. FIELD NOTE NO. 46057



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

EASEMENT SKETCH
SHOWING PROPERTY OF
CITY OF ROUND ROCK
PARCEL 6
1.020 AC. (44,441 SQ. FT.)

EXHIBIT "A"

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
- ⊕ MAGNAIL FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 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)

FM 1431 (E. WHITESTONE BLVD)
200' WIDE R.O.W.
PER DOC. NO. 2004018700
P.R.W.C.TX.

1000 OAKS DR
(50' R.O.W. PER PLAT
CABINET B, SLIDE 321
P.R.W.C.TX.)

[C]

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

[D]

MARLYN CARLSON LEBLANC
3.34 ACRES
DOC. NO. 2016046528
O.P.R.W.C.TX.

[E]

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

[F]

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

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

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

[I]

ALFRED C. HARTMAN III
AND LORRAINE L. HARTMAN
2.28 ACRES
DOC. NO. 2000048362
O.P.R.W.C.TX.

[J]

SKAGGS FAMILY REVOCABLE TRUST
DOC. NO. 2012066334
O.P.R.W.C.TX.

LOT 4A
REPLAT OF LOT AND 5
BRUSHY BEND PARK
SECTION II, PHASE II
CABINET P, SLIDE 295
P.R.W.C.TX.

[H]

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

[G]

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

[K]

PAT O. JORDEN &
DEBORAH V. JORDEN,
HUSBAND AND WIFE
DOC. NO. 1998028459
O.R.W.C.TX.

[L]

MAYFIELD DR
(NO RECORD
INFORMATION FOUND)

[M]

JOHN M. LINDELL
VOL. 617, PG. 825
D.R.W.C.TX.

[N]

KEVIN JOHN LINDELL
DOC. NO. 2002032117
O.P.R.W.C.TX.

LOT 5A
REPLAT OF LOT 4 AND 5
BRUSHY BEND PARK
SECTION II, PHASE II
CABINET P, SLIDE 295
P.R.W.C.TX.

TRACT NO. 71
BRUSHY BEND PARK
SECTION II, PHASE II
VOL. 10, PG. 25
P.R.W.C.TX.

LOT 3
RESUBDIVISION OF
LOTS 71 & 72
BRUSHY BEND PARK
SECTION II, PHASE II
CABINET U, SLIDE 313
P.R.W.C.TX.

- NOTES:
- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2022377, EFFECTIVE DATE IS APRIL 30, 2020, AND ISSUED DATE IS MAY 11, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
 - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 - AREA CALCULATED BY SAM, LLC.
 - UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

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\cous\PROJECTS\1017038216\100\Survey\03Exhibit\its\6\PLAT\01\p-6-2.dgn

REF. FIELD NOTE NO. 46057

PAGE 8 OF 8

EXISTING 245.4 AC. ACQUIRE 0.000 AC. REMAINING 245.400 AC. LEFT

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

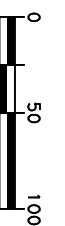
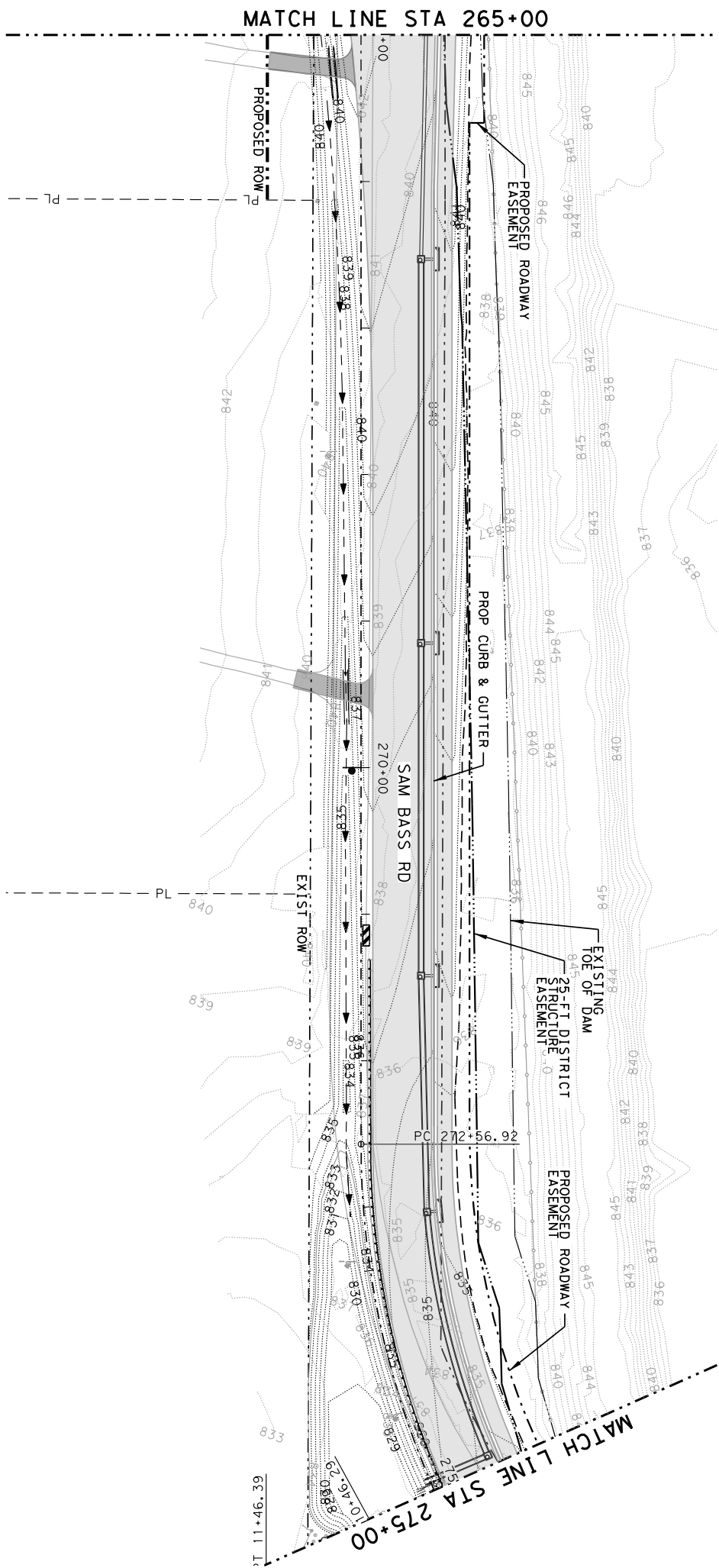
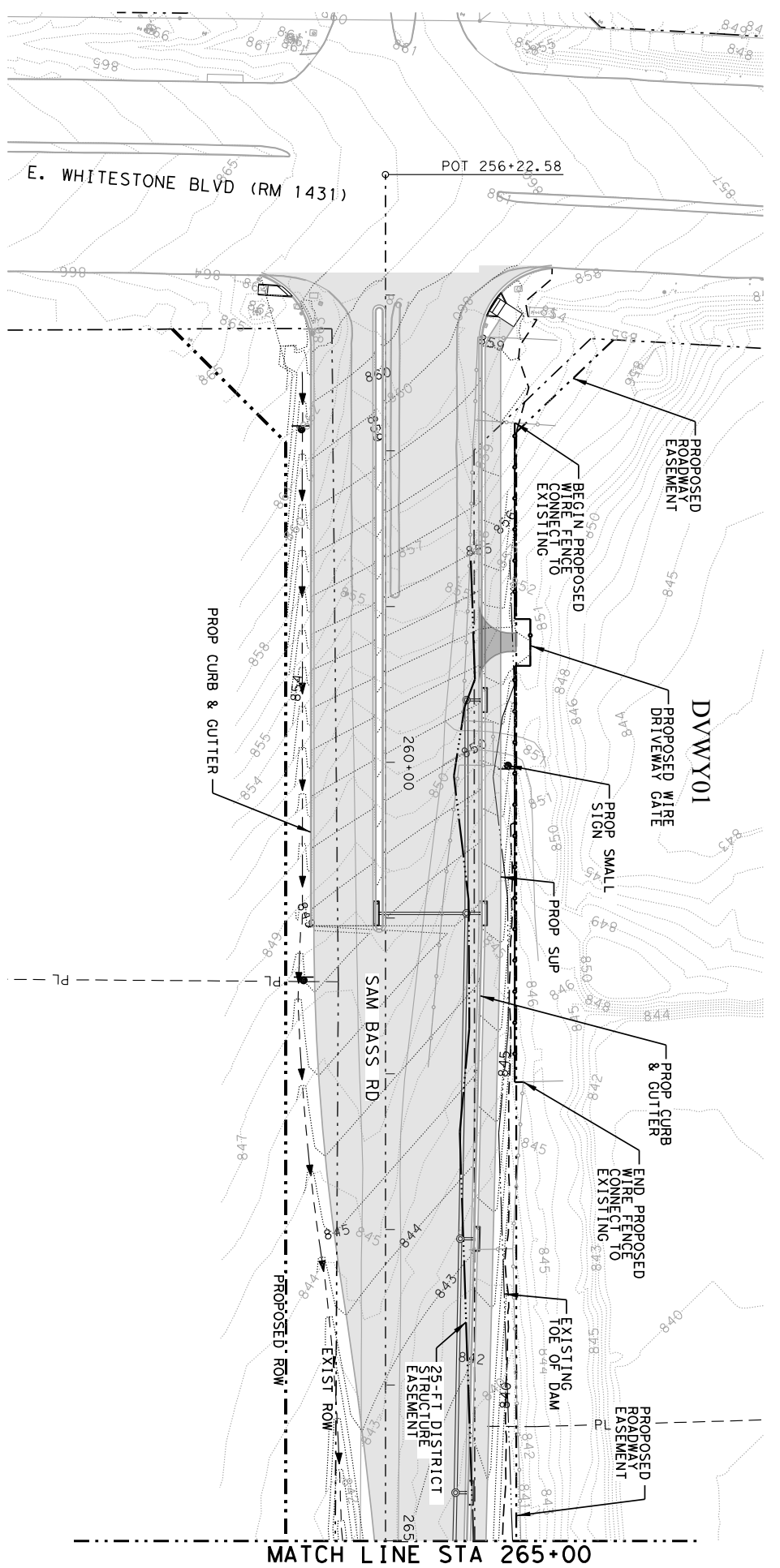
DATE















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

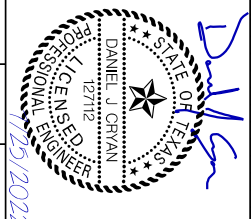
EASEMENT SKETCH
SHOWING PROPERTY OF
CITY OF ROUND ROCK
PARCEL 6
1.020 AC. (44,441 SQ. FT.)

EXHIBIT "B" (Page 1 of 3)



LEGEND

- | | |
|---|--------------------------------|
|  | PROPOSED R.O.W. |
|  | PROPOSED ROADWAY EASEMENT |
|  | GRADING & RE-VEGETATION LIMITS |
|  | DAM 25' STRUCTURE EASEMENT |
|  | DAM EXISTING TOE OF EMBANKMENT |
|  | EXIST 1' CONTOUR |
|  | PROP 1' CONTOUR |
|  | PROP DITCH |
|  | EXISTING FENCE |
|  | PROPOSED FENCE |
|  | PROPOSED ROADWAY & SUP |
|  | PROPOSED SIGN |

[illegible]

K FRIESE & ASSOCIATES, INC.
1120 S. CAPITAL OF TEXAS HWY, II-100, AUSTIN, TX 78746

WILLIAMSON COUNTY
SAM BASS ROAD

UBCWCID STRUCTURE EASEMENT LAYOUTS
BEGIN TO STA 275+00



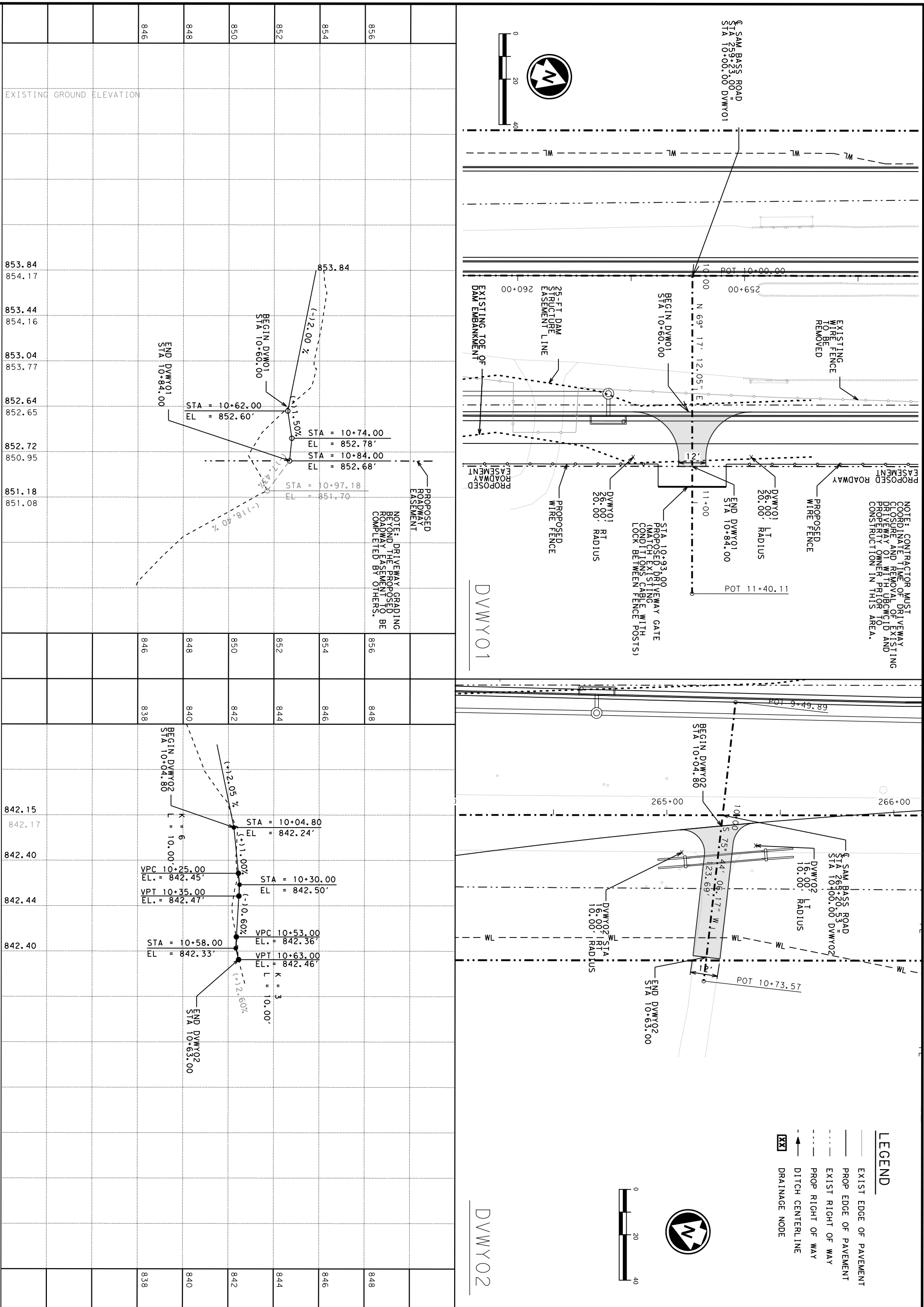
WILLIAMSON COUNTY

SHEET 1 OF 3

DATE	7/25/2022
------	-----------

408 OF 525

EXHIBIT "B" (Page 2 of 3)

[illegible]

K FRIESE & ASSOCIATES, INC. 1120 S. CAPITAL OF TEXAS HWY, II-100, AUSTIN, TX 78746
WILLIAMSON COUNTY SAM BASS ROAD
DRIVEWAY PLAN AND PROFILE DRIVEWAY 1 AND 2



**K.FRIESE
+ ASSOCIATES**
PUBLIC PROJECT ENGINEERING



WILLIAMSON
COUNTY
1848

WILLIAMSON COUNTY

SHEET 1 OF 30

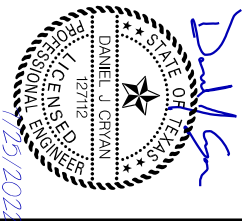
DATE	7/25/2022
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SHEET
NUMBER

140 OF 525

EXHIBIT "B" (Page 3 of 3)

PROPOSED DRIVEWAY TABLE												
DRIVEWAY P&P SHEET	DRIVEWAY ID	BECIN DRIVEWAY STA (A)	LEFT/ RIGHT	SURFACE TYPE	USE	EXISTING		PROPOSED				
						WIDTH	LENGTH (L)	WIDTH (W)	RADIUS (R ₀)	RADIUS (R ₂)		
1	1	10+60.00	LT	CONC	DAM MAINTENANCE		(FT)	(FT)	(FT)	(FT)		
	2	9+99.26	RT	ASPH	RESIDENTIAL	12.4	24.0	12	20	20		
	3	9+91.77	RT	ASPH	RESIDENTIAL	11.0	63.7	12	10	10		
2	4	9+91.90	RT	ASPH	RESIDENTIAL	10.2	39.0	13	10	10		
	5	9+91.11	RT	ASPH	RESIDENTIAL	9.2	22.1	12	10	10		
	6	9+92.00	RT	ASPH	RESIDENTIAL	11.6	24.8	13	10	10		
3	7	9+91.70	RT	ASPH	RESIDENTIAL	8.6	29.3	12	10	10		
	8	9+91.95	RT	ASPH	RESIDENTIAL	12.4	62.0	14	10	10		
	9	9+92.00	RT	ASPH	RESIDENTIAL	10.5	73.0	12	10	10		
5	10	9+91.87	RT	CONC	RESIDENTIAL	10.4	74.1	12	10	10		
	11	10+49.37	LT	ASPH	RESIDENTIAL	10.9	30.4	12	7	7		
	12	10+52.52	LT	ASPH	RESIDENTIAL	9.2	37.9	12	7	7		
7	13	10+48.00	LT	CONC	RESIDENTIAL	10.4	44.8	12	7	7		
	14	10+51.44	LT	CONC	RESIDENTIAL	10.6	27.6	13	7	7		
	15	10+48.00	LT	ASPH	RESIDENTIAL	9.3	29.2	12	7	7		
8	16	10+49.14	LT	ASPH	RESIDENTIAL	11.0	21.9	12	7	7		
	17	9+91.86	RT	ASPH	RESIDENTIAL	10.2	24.1	12	10	10		
	18	10+48.03	LT	ASPH	RESIDENTIAL	12.5	30.0	12	7	7		
10	19	9+91.98	RT	CONC	RESIDENTIAL	15.0	30.0	17	10	10		
	20	10+39.14	LT	ASPH	RESIDENTIAL	10.6	26.9	12	7	7		
	21	9+92.00	RT	CONC	RESIDENTIAL	15.3	30.1	16	10	10		
11	22	10+48.20	LT	ASPH	CHURCH	24.0	44.3	24	15	15		
12	23	9+91.98	RT	ASPH	COMMERCIAL	10.6	52.6	15	25	25		
	24	10+48.47	LT	ASPH	CHURCH	15.2	34.9	16	15	10		
	25	10+48.47	LT	ASPH	CHURCH	19.0	21.5	19	10	15		
13	26	10+48.34	LT	ASPH	CHURCH	13.0	29.9	13	15	15		
	27	10+48.00	LT	ASPH	CHURCH	21.6	30.3	21.6	15	15		
	28	9+92.00	RT	CONC	RESIDENTIAL	12.4	27.0	12	10	10		
15	29	10+48.00	LT	ASPH	CHURCH	23.7	27.0	23.7	15	15		
	30	9+92.00	RT	CONC	RESIDENTIAL	13.6	25.1	13	10	10		
	31	10+48.00	LT	ASPH	CHURCH	23.9	29.5	23.9	15	15		
16	32	9+92.00	RT	CONC	RESIDENTIAL	14.7	25.2	14	10	10		
	33	10+48.25	LT	ASPH	CHURCH	24.4	46.5	24.4	15	15		
	34	9+91.97	RT	CONC	RESIDENTIAL	14.9	23.0	14	10	10		
18	35	10+48.00	LT	ASPH	CHURCH	26.0	33.0	26	15	15		
	36	9+91.92	RT	CONC	RESIDENTIAL	12.2	22.0	13	10	10		
	37	9+91.92	RT	CONC	RESIDENTIAL	15.7	36.0	16	10	10		
19	38	10+84.72	LT	ASPH	RESIDENTIAL	25.1	49.1	26	7	7		
	39	9+92.00	RT	CONC	RESIDENTIAL	16.8	26.0	18	10	10		
	40	9+91.73	RT	CONC	RESIDENTIAL	14.2	25.3	15	10	10		
20	41	9+92.00	RT	CONC	RESIDENTIAL	14.7	76.4	15	10	10		
	42	9+91.94	RT	ASPH	RESIDENTIAL	14.3	55.1	16	10	10		
	43	9+92.00	RT	ASPH	RESIDENTIAL	12.5	54.0	13	10	10		
22	44	9+91.99	RT	ASPH	RESIDENTIAL	11.2	54.0	13	10	10		
	45	9+92.00	RT	ASPH	RESIDENTIAL	9.5	63.0	12	10	10		
	46	9+91.96	RT	ASPH	RESIDENTIAL	10.8	65.0	12	10	10		
23	47	9+92.00	RT	ASPH	RESIDENTIAL	11.5	64.0	13	10	10		
	48	9+92.00	RT	ASPH	RESIDENTIAL	11.1	58.0	12	10	10		
	49	9+91.99	RT	ASPH	RESIDENTIAL	12.7	58.0	14	10	10		
25	50	9+92.00	RT	ASPH	RESIDENTIAL	12.2	64.0	12	10	10		
	51	9+91.80	RT	CONC	RESIDENTIAL	13.4	65.2	15	10	10		
	52	9+91.96	RT	CONC	RESIDENTIAL	13.1	64.3	14	10	10		
26	53	9+92.00	RT	CONC	RESIDENTIAL	12.8	65.0	12	10	10		
	54	9+94.22	RT	CONC	RESIDENTIAL	15.7	60.8	17	10	10		
	55	9+97.07	RT	CONC	RESIDENTIAL	15.1	51.6	18	10	10		
28	56	9+97.41	RT	ASPH	RESIDENTIAL	10.2	58.1	12	10	10		
	57	10+46.00	RT	ASPH	RESIDENTIAL	28.2	27.8	30	10	10		
	58	10+12.05	RT	ASPH	RESIDENTIAL	28.4	72.0	12	10	10		

[illegible]

K FRIESE & ASSOCIATES, INC.
1120 S. CAPITAL OF TEXAS HWY, II-100, AUSTIN, TX 78746

WILLIAMSON COUNTY SAM BASS ROAD ROADWAY DETAILS DRIVEWAY SUMMARY



WILLIAMSON COUNTY	
SHEET 1 OF 1	
SCALE	NA
DATE	7/25/2022
SHEET NUMBER	172 OF 525