

**FIRST AMENDED DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON
COUNTY AND 600 WESTINGHOUSE INVESTMENTS, LLC REGARDING THE
DESIGN AND CONSTRUCTION COSTS RELATED TO THE WESTINGHOUSE
ROAD PROJECT**

STATE OF TEXAS	§ FIRST AMENDED DEVELOPMENT
	§ AGREEMENT REGARDING THE DESIGN
	§ AND CONSTRUCTION COSTS RELATED
COUNTY OF WILLIAMSON	§ TO THE WESTINGHOUSE ROAD PROJECT

This FIRST AMENDED DEVELOPMENT AGREEMENT (the “Amended Agreement”) is entered into by and between WILLIAMSON COUNTY, a political subdivision of the State of Texas, (“County”) and 600 Westinghouse Investments, LLC (“Developer” and collectively, the “Parties”). The Effective Date of this Amended Agreement is the date approved by the Williamson County Commissioners Court.

WHEREAS, Developer owns approximately 128.37 acres (referred to as the “Property”) located at the southeast corner of CR 110 and CR 111 and as described in **Exhibit “A”**, attached hereto.

WHEREAS, on the 31st day of March, 2020, Developer and County entered into a Development Agreement (the “Agreement”) regarding the engineering, design and construction of Westinghouse Road, a roadway connecting CR 111 to CR 110, through the Property (the “Project”), the approximate location of which is shown on **Exhibit “B”**, attached hereto.

WHEREAS, since the approval of the Agreement, the County is and has been in the process of designing proposed casings for the stormwater utility adjustments or improvements associated with the Project, and Developer has requested that the Agreement be amended to add additional stormwater pipe and casing facilities scope to the project (the “Developer Project”), the location, scope, specifications and plan design of which is identified in Exhibit “A-1” attached hereto and incorporated herein.

WHEREAS, the Developer and County desire to design, engineer and construct the Project pursuant to the terms and conditions stated herein.

NOW, THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the County and Developer hereby agree to the following amendment to the Agreement:

A.

That **Section C, DEVELOPER OBLIGATIONS**, of the Agreement is hereby amended as follows:

C. DEVELOPER OBLIGATIONS

3. To effectuate the Developer Project described herein by this Amended Agreement, Developer shall deliver \$276,200 to County for the materials installation of casing and reinforced concrete pipe (“Developer Project Payment”) set forth in the plans and specifications identified in **Exhibit “A-1”** attached hereto. The Developer Project Payment shall be made prior to the County’s obligation to construct the Developer Project, as set forth in Section B below.

B.

That **Section D, COUNTY OBLIGATIONS**, of the Agreement is hereby amended as follows:

D. COUNTY OBLIGATIONS

7. In exchange for the Developer Project Payment, County shall acquire the materials and construct the improvements set forth in the plans and specifications identified in **Exhibit “A-1”** attached hereto.

C.

All other terms and conditions of the Agreement shall remain in full force and effect.

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SIGNED as of this _____ day of _____, 2022.

WILLIAMSON COUNTY

By: _____
Bill Gravell Jr., County Judge

ATTEST:

Nancy Rister, County Clerk

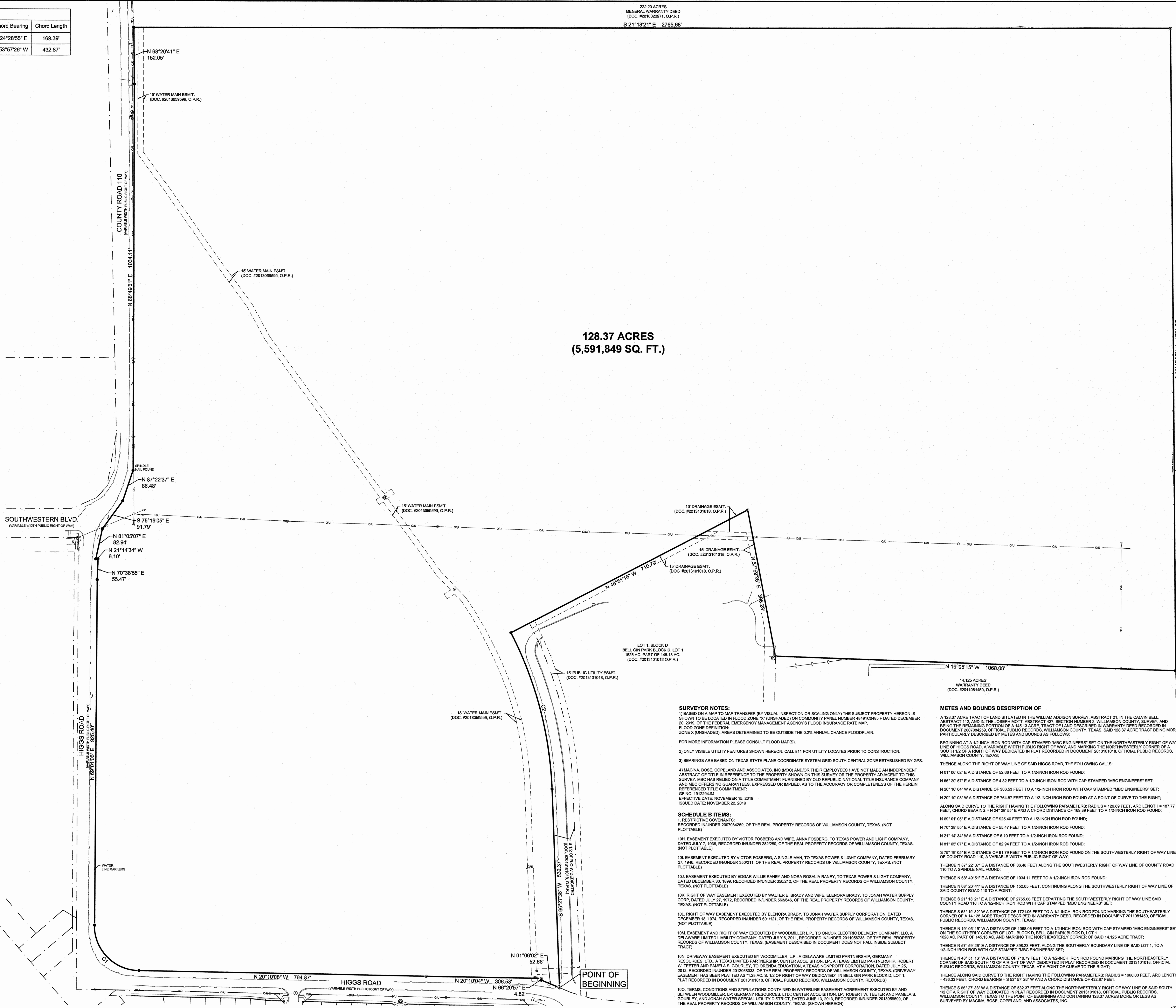
600 Westinghouse Investments, LLC

By:  _____
Matthew Hiles, Executive Vice President

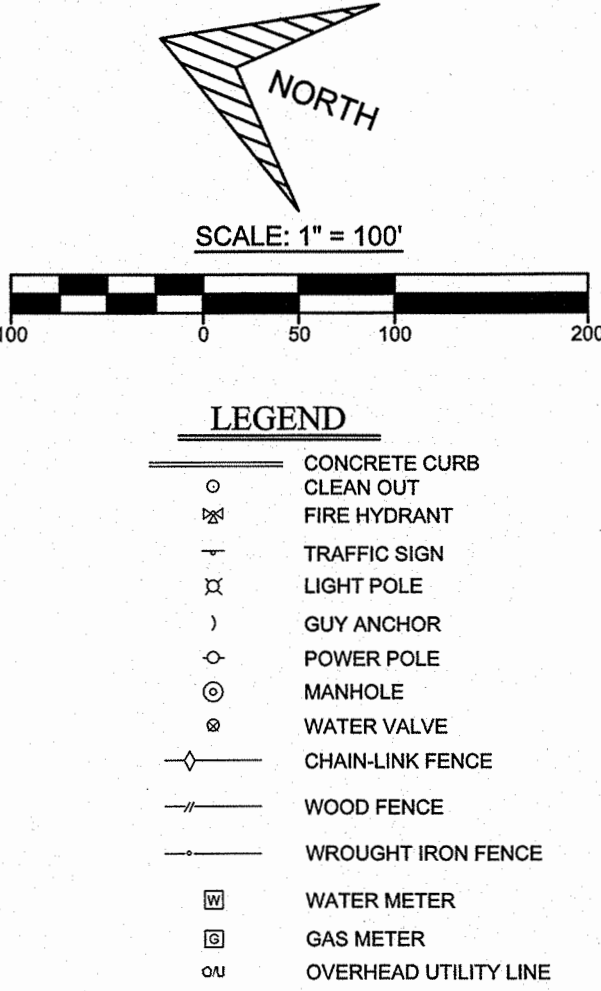
EXHIBIT A
PROPERTY

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	120.69'	187.77'	89°08'20"	N 24°28'55" E	169.39'
C2	1000.00'	436.33'	24°59'59"	S 53°57'26" W	432.87'

Exhibit "A"



128.37 ACRES
(5,591,849 SQ. FT.)



- LEGEND
- CONCRETE CURB
 - CLEAN CUT
 - FIRE HYDRANT
 - TRAFFIC SIGN
 - LIGHT POLE
 - GUY ANCHOR
 - POWER POLE
 - MANHOLE
 - WATER VALVE
 - CHAIN-LINK FENCE
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - WATER METER
 - GAS METER
 - OVERHEAD UTILITY LINE

SURVEYOR NOTES:

- 1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 444V0485 F DATED DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION: ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).
- 2) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
- 3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 4) MACINA, ROSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.

SCHEDULE B ITEMS:

1. RESTRICTIVE COVENANTS:
RECORDED IN UNDER 2007084259, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
- 10A. EASEMENT EXECUTED BY VICTOR FOSBERG AND WIFE, ANNA FOSBERG, TO TEXAS POWER AND LIGHT COMPANY, DATED JULY 7, 1996, RECORDED IN UNDER 202280, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
- 10I. EASEMENT EXECUTED BY VICTOR FOSBERG, A SINGLE MAN, TO TEXAS POWER & LIGHT COMPANY, DATED FEBRUARY 27, 1996, RECORDED IN UNDER 350211, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
- 10J. EASEMENT EXECUTED BY EDGAR WILLIE RANEY AND NORA ROSALIA RANEY, TO TEXAS POWER & LIGHT COMPANY, DATED DECEMBER 30, 1989, RECORDED IN UNDER 350212, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
- 10K. RIGHT OF WAY EASEMENT EXECUTED BY WALTER E. BRADY AND WIFE, ELENORA BRADY, TO JONAH WATER SUPPLY CORP., DATED JULY 27, 1972, RECORDED IN UNDER 583646, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
- 10L. RIGHT OF WAY EASEMENT EXECUTED BY ELENORA BRADY, TO JONAH WATER SUPPLY CORPORATION, DATED DECEMBER 18, 1974, RECORDED IN UNDER 591121, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
- 10M. EASEMENT AND RIGHT OF WAY EXECUTED BY WOODMILLER L.P., TO ONCOR ELECTRIC DELIVERY COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED JULY 6, 2011, RECORDED IN UNDER 20106578, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (EASEMENT DESCRIBED IN DOCUMENT DOES NOT FALL INSIDE SUBJECT TRACT)
- 10N. DRIVEWAY EASEMENT EXECUTED BY WOODMILLER, L.P., A DELAWARE LIMITED PARTNERSHIP, GERMAN RESOURCES, LTD., A TEXAS LIMITED PARTNERSHIP, CENTER ACQUISITION, LP., A TEXAS LIMITED PARTNERSHIP, ROBERT W. TEETER AND PAMELA S. GOURLEY, TO ORIONDA EDUCATION, A TEXAS NONPROFIT CORPORATION, DATED JULY 26, 2012, RECORDED IN UNDER 20106633, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (DRIVEWAY EASEMENT HAS BEEN PLATTED AS 1.28 AC. S. 1/2 OF RIGHT OF WAY DEDICATED IN BELL GIN PARK BLOCK D, LOT 1, PLAT RECORDED IN DOCUMENT 2013101018, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.)
- 10O. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN WATERLINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN WOODMILLER, L.P., GERMAN RESOURCES, LTD., CENTER ACQUISITION, LP., ROBERT W. TEETER AND PAMELA S. GOURLEY, AND JONAH WATER SPECIAL UTILITY DISTRICT, DATED JUNE 13, 2013, RECORDED IN UNDER 2013059599, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 10P. INTEREST(S) IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT EXECUTED BY LINDA BRADY JOHNSON, WANDA BRADY GLASS AND EARL WAYNE BRADY TO WOODMILLER, L.P., A DELAWARE LIMITED PARTNERSHIP, GERMAN RESOURCES, LTD., A TEXAS LIMITED PARTNERSHIP, CENTER ACQUISITION, LP., A TEXAS LIMITED PARTNERSHIP, AND ROBERT W. TEETER AND WIFE, PAMELA S. GOURLEY, DATED OCTOBER 1, 2007, RECORDED IN UNDER 2007084259, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS. (REFERENCE TO SAID INSTRUMENT IS HERE MADE FOR ALL PURPOSES. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT PLOTTABLE))

METES AND BOUNDS DESCRIPTION OF

A 128.37 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT 21, IN THE CALVIN BELL ABSTRACT 112, AND IN THE JOSEPH MOTT ABSTRACT 427, SECTION NUMBER 2, WILLIAMSON COUNTY, SURVEY, AND BEING THE REMAINING PORTION OF A 145.13 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT 2007084259, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 128.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGGS ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE NORTHEASTERLY CORNER OF A SOUTH 1/2 OF A RIGHT OF WAY DEDICATED IN PLAT RECORDED IN DOCUMENT 2013101018, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE RIGHT OF WAY LINE OF SAID HIGGS ROAD, THE FOLLOWING CALLS:

N 01° 06' 02" E A DISTANCE OF 52.66 FEET TO A 1/2-INCH IRON ROD FOUND;

N 68° 20' 57" E A DISTANCE OF 4.82 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 20° 10' 04" W A DISTANCE OF 306.53 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

N 20° 10' 08" W A DISTANCE OF 764.87 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT OF CURVE TO THE RIGHT; ALONG SAID CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 120.69 FEET, ARC LENGTH = 187.77 FEET, CHORD BEARING = N 24° 28' 55" E AND A CHORD DISTANCE OF 169.39 FEET TO A 1/2-INCH IRON ROD FOUND;

N 69° 01' 05" E A DISTANCE OF 623.40 FEET TO A 1/2-INCH IRON ROD FOUND;

N 70° 38' 55" E A DISTANCE OF 55.47 FEET TO A 1/2-INCH IRON ROD FOUND;

N 21° 14' 34" W A DISTANCE OF 6.10 FEET TO A 1/2-INCH IRON ROD FOUND;

N 81° 09' 07" E A DISTANCE OF 82.94 FEET TO A 1/2-INCH IRON ROD FOUND;

S 75° 19' 05" E A DISTANCE OF 91.79 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 110, A VARIABLE WIDTH PUBLIC RIGHT OF WAY;

THENCE N 87° 22' 37" E A DISTANCE OF 86.48 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 110 TO A SPINDLE NAIL FOUND;

THENCE N 68° 49' 51" E A DISTANCE OF 1034.11 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE N 68° 20' 41" E A DISTANCE OF 152.05 FEET, CONTINUING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 110 TO A POINT;

THENCE S 21° 13' 21" E A DISTANCE OF 2765.68 FEET DEPARTING THE SOUTHWESTERLY RIGHT OF WAY LINE SAID COUNTY ROAD 110 TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

THENCE S 68° 19' 32" W A DISTANCE OF 1721.06 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHEASTERLY CORNER OF A 14.126 ACRE TRACT DESCRIBED IN WARRANTY DEED, RECORDED IN DOCUMENT 2011081450, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE N 19° 05' 15" W A DISTANCE OF 1068.06 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHERLY CORNER OF LOT, BLOCK D, BELL GIN PARK BLOCK D, LOT 1, 1628 AC. PART OF 145.13 AC. AND MARKING THE NORTHEASTERLY CORNER OF SAID 14.126 ACRE TRACT;

THENCE N 67° 59' 26" E A DISTANCE OF 398.23 FEET, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

THENCE N 48° 51' 16" W A DISTANCE OF 710.79 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTHEASTERLY CORNER OF SAID SOUTH 1/2 OF A RIGHT OF WAY DEDICATED IN PLAT RECORDED IN DOCUMENT 2013101018, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AT A POINT OF CURVE TO THE RIGHT;

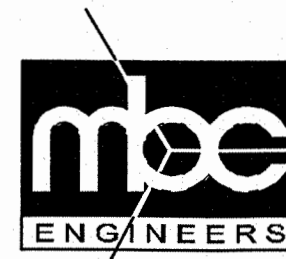
THENCE ALONG SAID CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 1000.00 FEET, ARC LENGTH = 436.33 FEET, CHORD BEARING = S 53° 57' 26" W AND A CHORD DISTANCE OF 432.87 FEET;

THENCE S 66° 27' 38" W A DISTANCE OF 532.37 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH 1/2 OF A RIGHT OF WAY DEDICATED IN PLAT RECORDED IN DOCUMENT 2013101018, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS TO THE POINT OF BEGINNING AND CONTAINING 128.37 ACRES MORE OR LESS AS SURVEYED BY MACINA, ROSE, COPELAND, AND ASSOCIATES, INC.

REVISIONS:				
DATE	No.	DESCRIPTION	BY	

LAND TITLE SURVEY OF

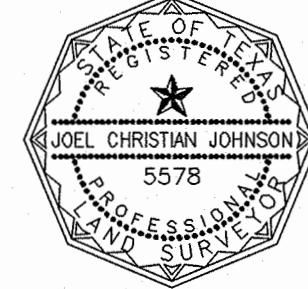
A 128.37 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT 21, IN THE CALVIN BELL, ABSTRACT 112, AND IN THE JOSEPH MOTT, ABSTRACT 427, SECTION NUMBER 2, WILLIAMSON COUNTY, SURVEY, AND BEING THE REMAINING PORTION OF A 145.13 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT 2007084259, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	
DRAWN	JC
CHECKED	JC
DATE	JCJ
JOB NO.	32413-WILL
SHT.	1 OF 1



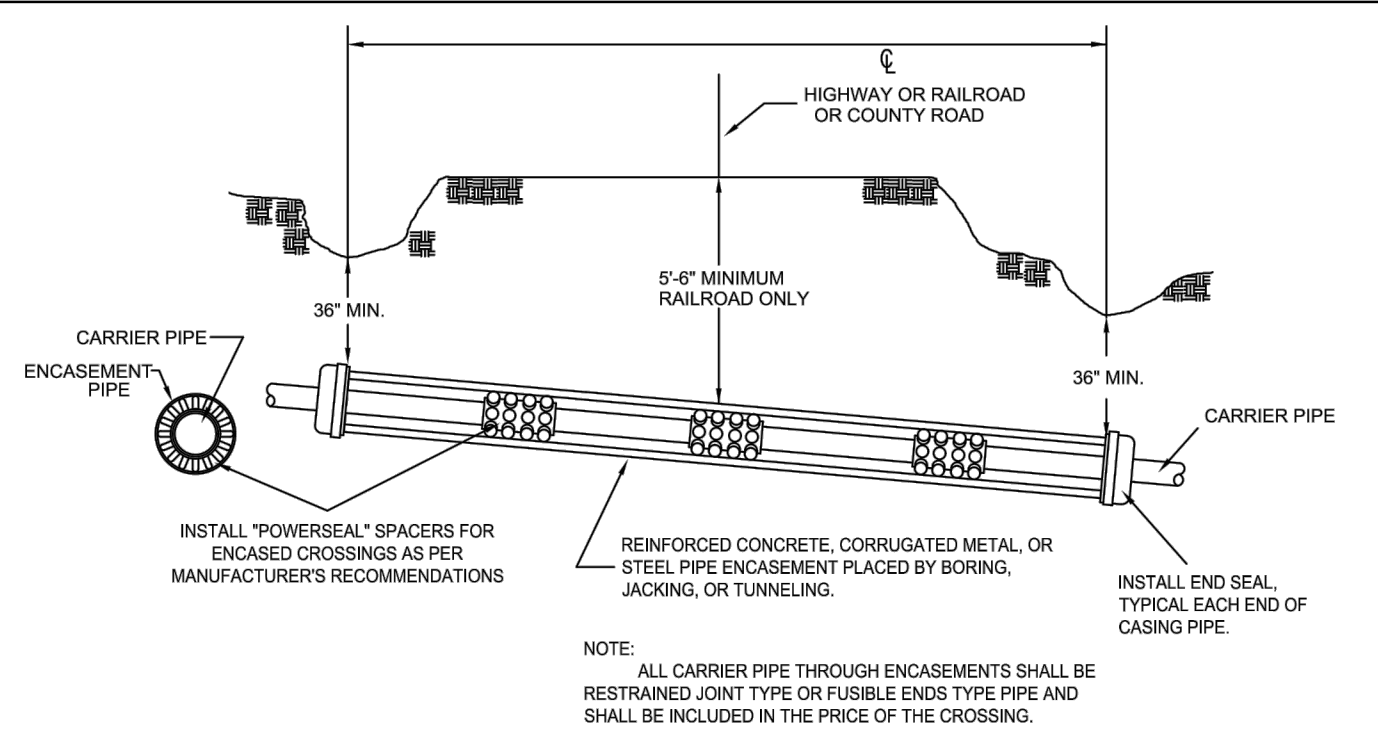
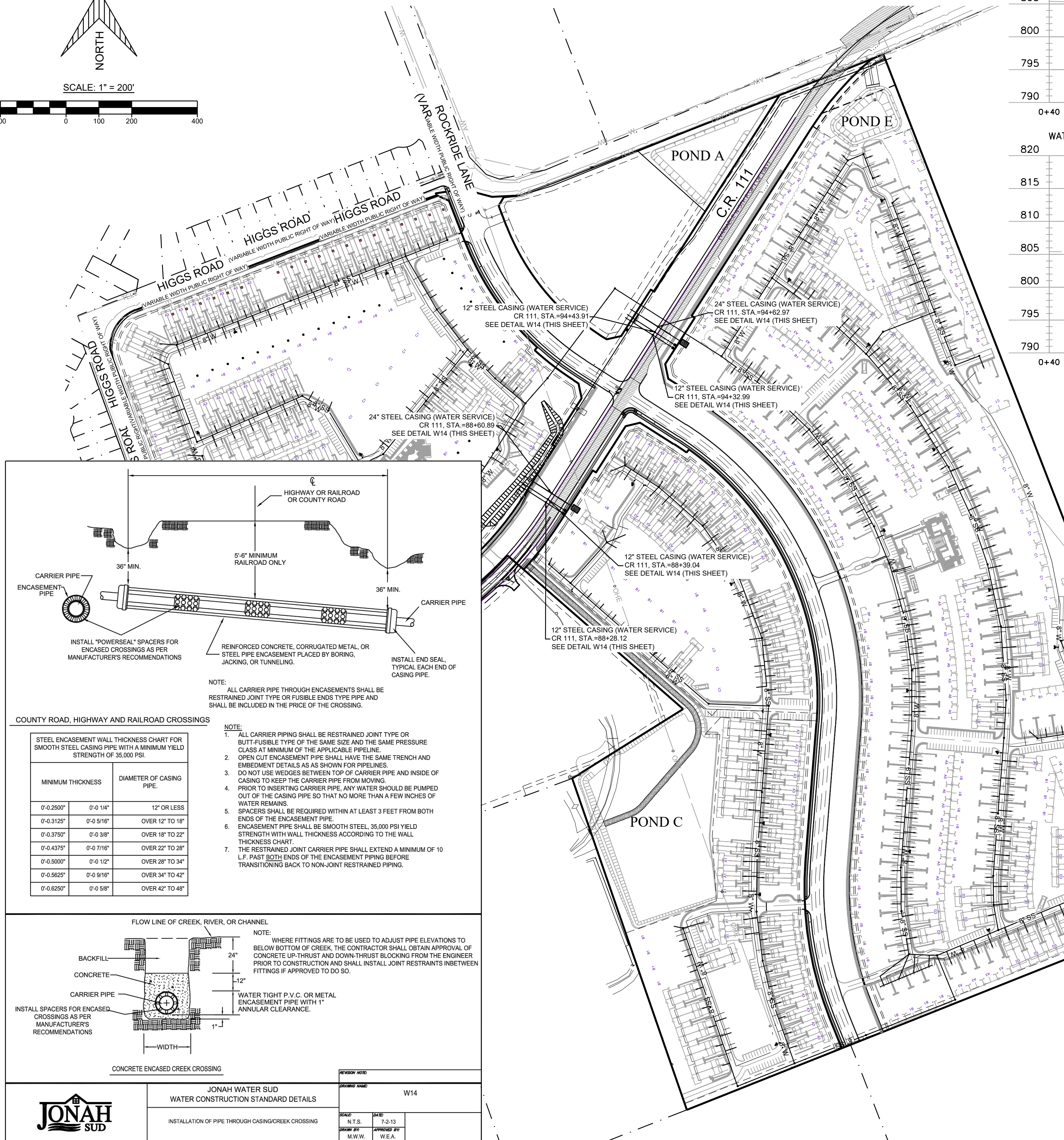
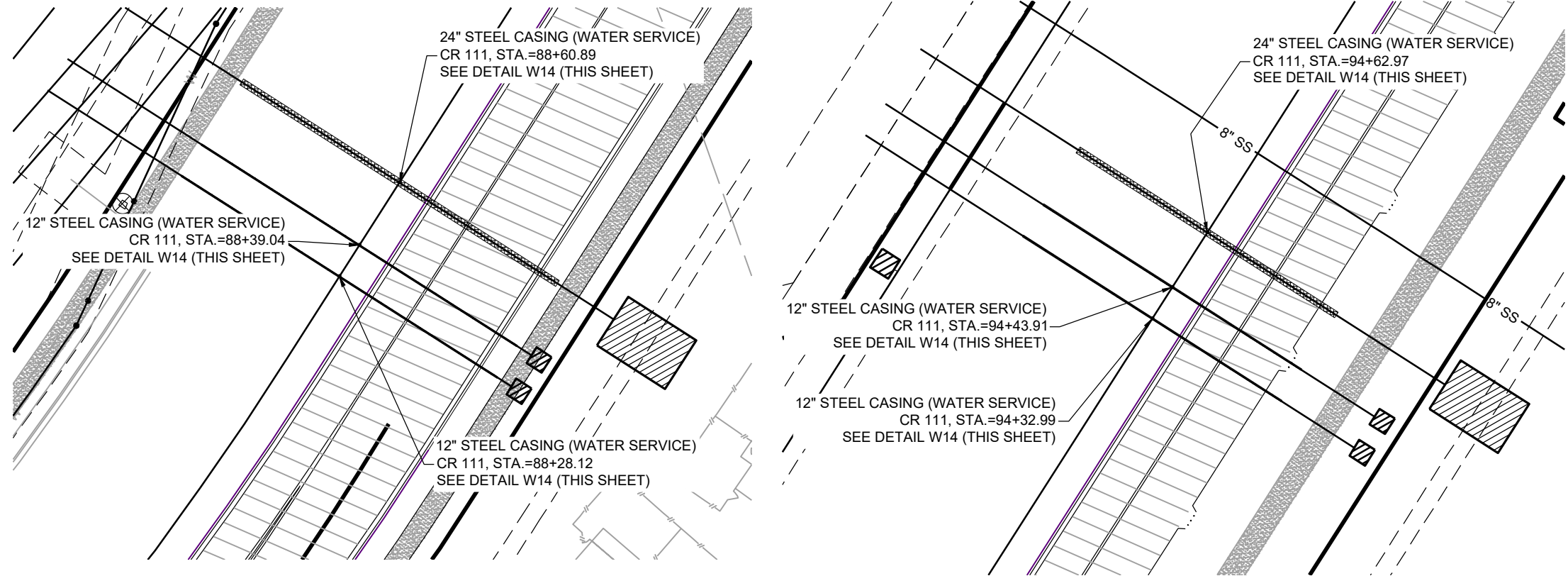
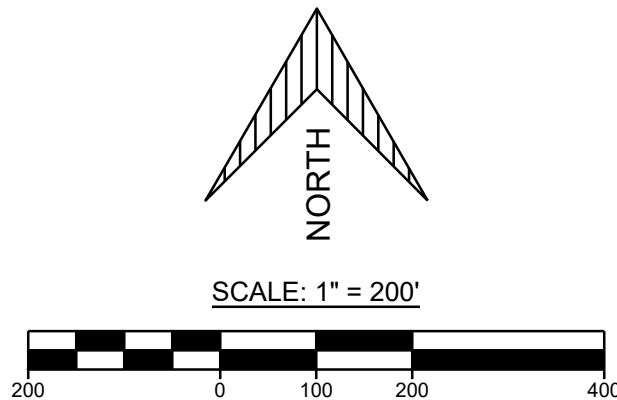
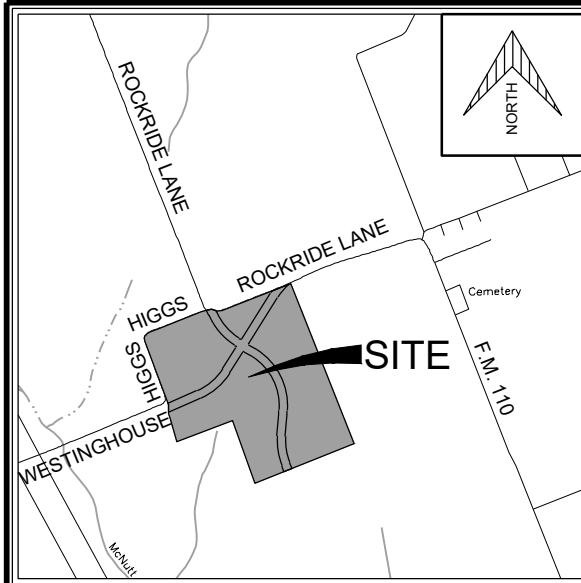
TO: WESTERN RIM INVESTMENT ADVISORS, INC., A NEVADA CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

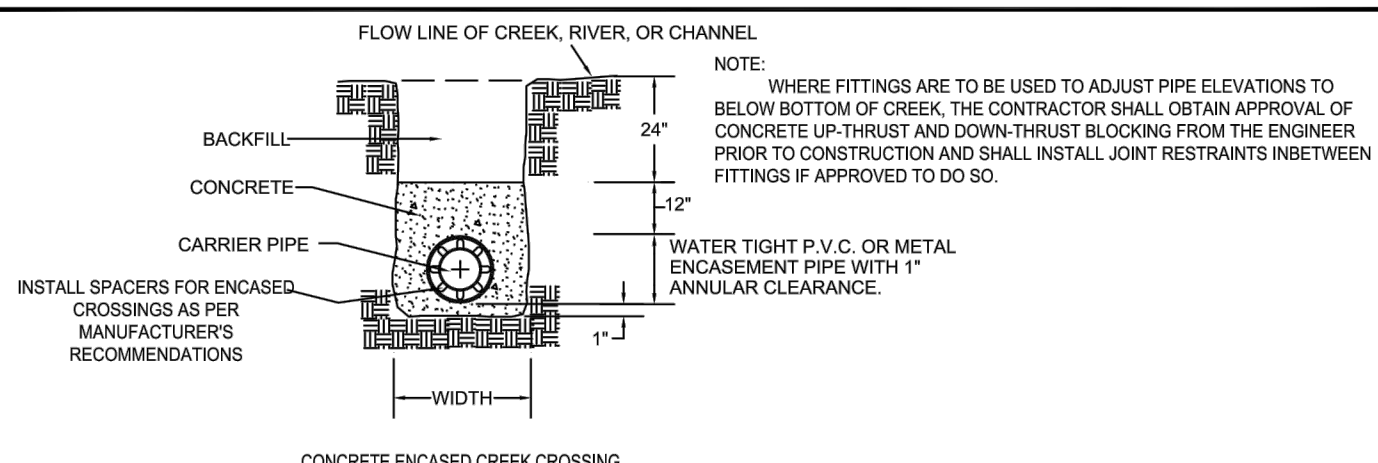
JOE CHRISTIAN JOHNSON

R.P.L.S. NO. 5578

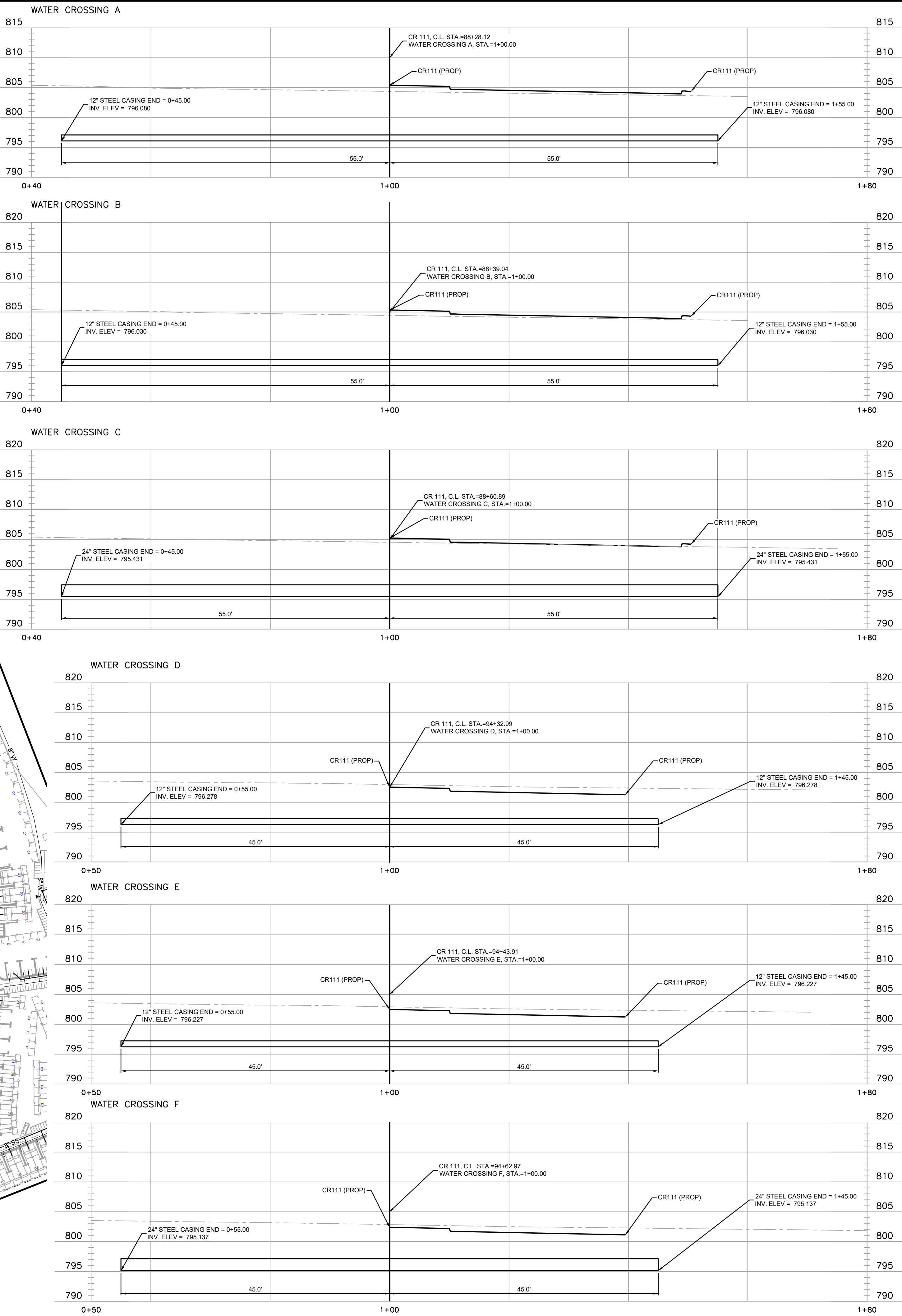
EXHIBIT A-1
DEVELOPER PROJECT PLANS AND SPECIFICATIONS



STEEL ENCASEMENT WALL THICKNESS CHART FOR SMOOTH STEEL CASING PIPE WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI		
MINIMUM THICKNESS	DIAMETER OF CASING PIPE	
0'-0.2500'	0'-0.14"	12" OR LESS
0'-0.3125'	0'-0.518"	OVER 12" TO 18"
0'-0.3750'	0'-0.38"	OVER 18" TO 22"
0'-0.4375'	0'-0.718"	OVER 22" TO 28"
0'-0.5000'	0'-0.12"	OVER 28" TO 34"
0'-0.5625'	0'-0.918"	OVER 34" TO 42"
0'-0.6250'	0'-0.58"	OVER 42" TO 48"



JONAH WATER SUD		W14	
DESIGN	DATE	DATE	DATE
DRAWN	DATE	DATE	DATE
CHECKED	DATE	DATE	DATE
DATE	DATE	DATE	DATE



ISSUED FOR PERMIT
12-15-2020

09/15/2020

STATE OF TEXAS

ROGER W. GUNDERMAN

103537

LICENSED PROFESSIONAL ENGINEER

My Comm. Expires

PRIMARY CONTACT:
ROGER GUNDERMAN, P.E.

MACINA • BOSE • COPELAND & ASSOC., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com

FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

mbc

ENGINEERS

MANSIONS AT GEORGETOWN

GEORGETOWN, TEXAS 78626

WATER SLEEVE PLAN

REVISIONS:

DATE

BY

DESCRIPTION

No.

PLAT ID#

DESIGN

DRAWN

CHECKED

DATE

09-16-19

JOB NO.

32413-WILLIAMSON

49

EXHIBIT B
PROJECT PROPERTY DESCRIPTION

EXHIBIT B

County: Williamson
Parcel: 13
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 13

BEING a 7.345 acre parcel (319,955 Square Feet) of land, situated in the C. Bell Survey, Abstract No. 112, in Williamson County, Texas, being a part of the remainder portion of a called 145.13 acre tract of land described in a Warranty Deed to Woodmiller, LP., et al, recorded in Document No. 2007084259 of the Official Public Records of Williamson County, Texas. Said 7.345 acre parcel being more particularly described as follows:

COMMENCING at a 1/2-inch iron rebar found (Surface Coordinates = N: 10,192,156.74, E: 3,144,842.23) for an angle point in the west line of said remainder portion of the 145.13 acre tract and being in the existing easterly right-of-way line of County Road No. 111, commonly known as Westinghouse Road (being a variable width right-of-way at this point), said 1/2-inch iron rebar found being 659.14 feet left of and at a right angle to Engineers Centerline Station 77+17.86, from which a 1/2-inch iron rebar found for an angle point in said west line of the remainder portion of the 145.13 acre tract and said existing easterly right-of-way line of County Road No. 111, bears North 20°09'00" West, a distance of 465.81 feet;

THENCE, South 20°26'30" East, along said west line of the remainder portion of the 145.13 acre tract and said existing easterly right-of-way line of County Road No. 111, a distance of 567.02 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the **POINT OF BEGINNING** (Surface Coordinates = N: 10,191,625.43, E: 3,145,040.28) of the herein described tract, said 1/2-inch iron rebar with cap set being 92.96 feet left of and at a right angle to Engineers Centerline Station 76+87.12;

THENCE, departing said existing easterly right-of-way line of County Road No. 111, over and across said remainder portion of the 145.13 acre tract and along the proposed northwesterly right-of-way line of County Road No. 111, the following nine (9) courses and distances:

1. **South 72°32'45" East**, a distance of **38.03 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
2. **North 66°27'00" East**, a distance of **492.19 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of curvature of a curve to the left;
3. Northeasterly along the arc of said curve to the left having a radius of **932.00 feet**, an arc length of **551.19 feet**, a delta angle of **33°53'30"**, and a chord which bears **North 49°30'15" East**, a distance of **543.19 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of tangency;

4. **North 32°33'45" East**, a distance of **200.28 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
5. **North 57°26'15" West**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
6. **North 32°33'45" East**, a distance of **535.00 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
7. **South 57°26'15" East**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
8. **North 32°33'45" East**, a distance of **691.55 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of curvature of a curve to the right; and
9. Northeasterly along the arc of said curve to the right having a radius of **1068.00 feet**, an arc length of **31.12 feet**, a delta angle of **01°40'15"**, and a chord which bears **North 33°24'00" East** a distance of **31.12 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the north line of said remainder portion of the 145.13 acre tract and the existing southeasterly right-of-way line of County Road No. 110 (being a variable width right-of-way at this point), from which a cotton spindle found for an angle point in said north line of the remainder portion of the 145.13 acre tract and said existing southeasterly right-of-way line of County Road No. 110, bears South 68°50'00" West, a distance of 847.38 feet;

THENCE along said north line of the remainder portion of the 145.13 acre tract and said existing southeasterly right-of-way line of County Road No. 110, the following two (2) courses and distances:

1. **North 68°50'00" East**, a distance of **186.92 feet** to a 1/2-inch iron rebar found; and
2. **North 68°17'00" East**, a distance of **113.14 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the proposed southeasterly right-of-way line of said County Road No. 111, from which a 1/2-inch iron rebar found for the northeast corner of said remainder portion of the 145.13 acre tract and the northwest corner of a called 223.20 acre tract of land described in a General Warranty Deed to Bernard S. Anderson and Gladys R. Anderson, recorded in Document No. 2010022971, of said Official Public Records, also being in said existing southeasterly right-of-way line of County Road No. 110, bears North 68°17'00" East a distance of 38.87 feet;

THENCE departing said existing southeasterly right-of-way line of County Road No. 110, over and across said remainder portion of the 145.13 acre tract and along said proposed southeasterly right-of-way line of County Road No. 111, the following seven (7) courses and distances:

1. Southwesterly along the arc of a curve to the left having a radius of **932.00 feet**, an arc length of **277.77 feet**, a delta angle of **17°04'30"**, and a chord which bears **South 41°06'00" West** a distance of **276.74 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of tangency;

2. **South 32°33'45" West**, a distance of **691.55 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set a corner;
3. **South 57°26'15" East**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
4. **South 32°33'45" West**, a distance of **535.00 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
5. **North 57°26'15" West**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
6. **South 32°33'45" West**, a distance of **200.28 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of curvature of a curve to the right; and
7. Southwesterly along the arc of said curve to the right having a radius of **1068.00 feet**, an arc length of **181.00 feet**, a delta angle of **09°42'30"**, and a chord which bears **South 37°25'00" West**, a distance of **180.77 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the west line of said remainder portion of the 145.13 acre tract and the east line of Lot 1, Block D, BELL GIN PARK, a subdivision recorded in Document No. 2013101018, of said Official Public Records;

THENCE along the west line of the remainder portion of the 145.13 acre tract and said east line of said BELL GIN PARK subdivision, the following two (2) courses and distances:

1. **North 48°49'45" West**, a distance of **9.47 feet** to a mag nail with washer stamped "RPLS 5784" set for the Northeast corner of said Lot 1 and the southeast corner of a 1.28 acre right-of-way dedication as shown on the subdivision plat of said BELL GIN PARK; and
2. **North 48°51'30" West**, a distance of **56.00 feet** to the northeast corner of said 1.28 acre right-of-way dedication and said BELL GIN PARK, also being an interior corner of said remainder portion of the 145.13 acre tract;

THENCE along a south line of said remainder portion of the 145.13 acre tract and along the north line of said 1.28 acre right-of-way dedication and BELL GIN PARK, the following two (2) courses and distances:

1. Southwesterly along the arc of a curve to the right having a radius of **1000.00 feet**, an arc length of **436.42 feet**, a delta angle of **25°00'15"**, and a chord which bears **South 53°57'15" West**, a distance of **432.96 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of tangency; and
2. **South 66°27'30" West**, a distance of **532.40 feet** to a mag nail with washer stamped "RPLS 5784" set the northwest corner of said 1.28 acre right-of-way dedication and BELL GIN PARK, being the western most southwest corner of said remainder portion of the 145.13 acre tract, and being in said existing easterly right-of-way line of County Road No. 111;

THENCE along said west line of the remainder portion of the 145.13 acre tract and said existing easterly right-of-way line of County Road No. 111, the following two (2) courses and distances:

1. **North 01°05'15" East**, a distance of **52.55 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set; and
2. **North 20°26'30" West** a distance of **53.99 feet** to the **POINT OF BEGINNING** and containing 7.345 acres of land, more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011 Adjustment), referenced to the Leica Smartnet Network. Coordinates and distances shown hereon are surface values represented in U.S. Survey Feet. The project grid-to-surface combined adjustment factor is 1.00013.

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

I certify that this survey was made on the ground under the direction and supervision of Brian F. Peterson, RPLS (now retired) of the property legally described herein and is correct, to the best of my knowledge and belief.

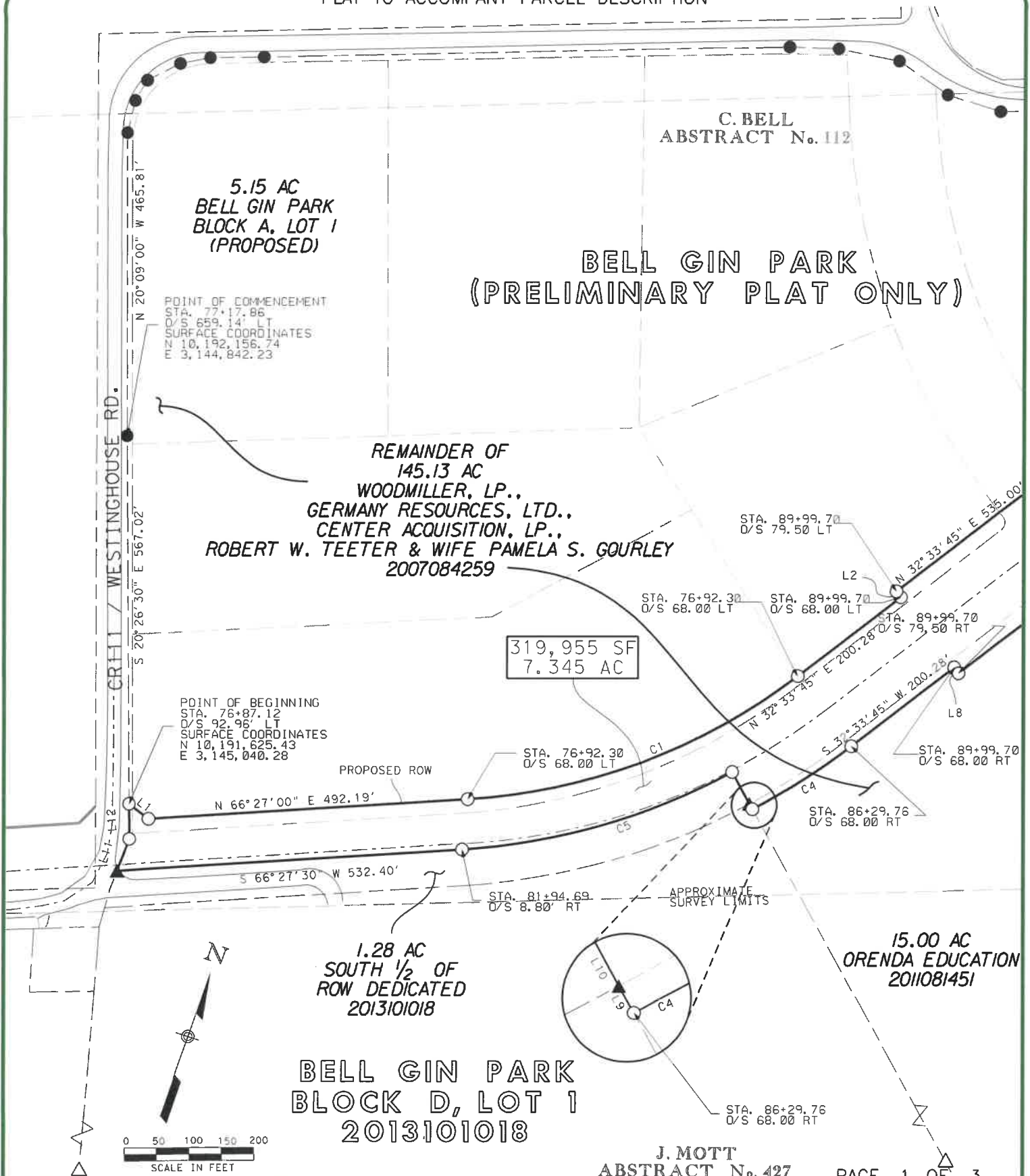
StegerBizzell, Inc.



Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
1978 S. Austin Ave, Georgetown, Texas
TBPELS No. 100037000
State of Texas



P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 13.docx



STEGER BIZZELL

ADDRESS 1078 S. AUSTIN AVENUE GEORGETOWN, TX 78626
PHONE 512.930.9412 FAX 512.930.9411 WEB STEGERBIZZELL.COM
SERVICES >>>ENGINEERS >>>PLANNERS >>>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:
WOODMILL, LP., GERMANY RESOURCES, LTD.,
CENTER ACQUISITION, LP., ROBERT W. TEETER &
WIFE PAMELA S. GOURLEY

WILLIAMSON COUNTY
1848

PLAT TO ACCOMPANY PARCEL DESCRIPTION

124.91 AC
MARVIN G. PATTERSON &
BARBARA KAY PATTERSON
510/557

PROPOSED
DRAINAGE
EASEMENT

0 50 100 150 200
SCALE IN FEET

STA. 102+55.38
O/S 68.00 LT

STA. 102+26.24
O/S 68.00 LT

STA. 105+24.28
O/S 68.00 RT

319,955 SF
7.345 AC

PROPOSED
DRAINAGE
EASEMENT

STA. 102+26.24
O/S 68.00 RT

STA. 95+34.70
O/S 79.50 LT

STA. 95+34.70
O/S 68.00 LT

STA. 95+34.70
O/S 68.00 RT

STA. 95+34.70
O/S 79.50 RT

CR110

145.13 AC

CR111 / WESTINGHOUSE RD.

BERNARD S. & GLADYS R. ANDERSON
AS TRUSTEE OF THE BERNARD S. AND
GLADYS R. ANDERSON TRUST
2010022971

REMAINDER OF
145.13 AC
WOODMILLER, LP.,
GERMANY RESOURCES, LTD.,
CENTER ACQUISITION, LP.,
ROBERT W. TEETER & WIFE PAMELA S. GOURLEY
2007084259

BELL GIN PARK
(PRELIMINARY PLAT ONLY)

C. BELL
ABSTRACT No. 112

J. MOTT
ABSTRACT No. 427

PAGE 2 OF 3

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.8412 TYPE PROJECT TRAFFIC/INSTRUMENTS WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:
WOODMILLER, LP., GERMANY RESOURCES, LTD.,
CENTER ACQUISITION, LP., ROBERT W. TEETER &
WIFE PAMELA S. GOURLEY

SCALE:
1"=200'

PARCEL:
13

PROJECT:
CR 111

COUNTY:
WILLIAMSON

W
WILLIAMSON
COUNTY
1848

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON REBAR FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ℄ CENTER LINE
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LINE BREAK
- × FENCE CORNER
- ⊙ SPINDLE FOUND
- ▲ MAG NAIL SET WITH WASHER STAMPED "STEGER BIZZELL"

CODE	BEARING	DISTANCE
L1	S 72°32'45" E	38.03'
L2	N 57°26'15" W	11.50'
L3	S 57°26'15" E	11.50'
L4	N 68°50'00" E	186.92'
L5	N 68°17'00" E	113.14'
L6	N 68°17'00" E	38.87'
L7	S 57°26'15" E	11.50'
L8	N 57°26'15" W	11.50'
L9	N 48°49'45" W	9.47'
L10	N 48°51'30" W	56.00'
L11	N 01°05'15" E	52.55'
L12	N 20°26'30" W	53.99'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	932.00'	551.19'	N 49°30'15" E	543.19'	33°53'30"
C2	1068.00'	31.12'	N 33°24'00" E	31.12'	1°40'15"
C3	932.00'	277.77'	S 41°06'00" W	276.74'	17°04'30"
C4	1,068.00'	181.00'	S 37°25'00" W	180.77'	9°42'30"
C5	1,000.00'	436.42'	S 53°57'15" W	432.96'	25°00'15"

NOTES:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (2011 ADJUSTMENT), REFERENCED TO THE LEICA SMARTNET NETWORK. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR IS 1.00013.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY PLAT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND IN JUNE 2015, UNDER THE DIRECTION AND SUPERVISION OF BRIAN F. PETERSON, RPLS (NOW RETIRED).

PATRICK J. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
STATE OF TEXAS



PAGE 3 OF 3



PARCEL PLAT SHOWING PROPERTY OF:
WOODMILLER, LP., GERMANY RESOURCES, LTD.,
CENTER ACQUISITION, LP., ROBERT W. TEETER &
WIFE PAMELA S. GOURLEY

SCALE:
1"=200'

PARCEL:
13

PROJECT:
CR 111

COUNTY:
WILLIAMSON

