

**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 18.811 acres and 1.065 acres (Parcel 18) described by metes and bounds in Exhibits "A&B" owned by **NANCY RYDELL HOLUBEC, INDIVIDUALLY AND AS TRUSTEE OF THE HENRY H. HOLUBEC FAMILY TRUST AND EDYTHE J. HOLUBEC** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 404 Re-alignment Project 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 Exhibit "A" 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 \_\_\_\_\_.

\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT "A"

County: Williamson  
Tax ID: R019448  
Highway: C.R. 404  
Limits: From: F.M. 3349  
To: C.R. 404

Page 1 of 8  
October 5, 2022

**PROPERTY DESCRIPTION FOR PARCEL R019448**

DESCRIPTION OF A 18.811 ACRE (819,407 SQ. FT.) PARCEL OF LAND LOCATED IN THE WATKINS NOBLES SURVEY, SECTION NO. 30, ABSTRACT NO. 484, AND THE H.T. & B.R.R.C.O. SURVEY, SECTION NO. 1, ABSTRACT NO. 318, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 85.681 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HENRY H. HOLUBEC, JR. AND WIFE, NANCY RYDELL HOLUBEC (50% INTEREST) AND JAMES F. HOLUBEC (50% INTEREST DECEASED), RECORDED AUGUST 1, 1984 IN VOLUME 1051, PAGE 818, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.) WITH EDYTHE J. HOLUBEC (50% INTEREST) AS INDEPENDENT EXECUTOR OF ESTATE OF JAMES F. HOLUBEC, AS CITED SEPTEMBER 21, 2005 IN DOCUMENT NUMBER 2005075261, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 18.811 ACRE (819,407 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 concrete monument found 782.30 feet left of County Road (C.R.) 404 Engineer's Centerline Station (E.C.S.) 258+35.11 on the east line of a called 18.165 acre tract of land, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, O.P.R.W.C.TX., for the northwest corner of said 85.681 acre tract;

**THENCE** S 07°39'17" W, with the common line of said 85.681 acre tract and said 18.165 acre tract, a distance of 623.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" on the proposed north right-of-way line of C.R. 404, for the northeast corner of a remainder of a called 1.137 acre tract of land, described in a deed to Henry H. Holubec and wife, Nancy Rydell Holubec (50% interest) and James F. Holubec (50% interest deceased), recorded in Volume 1051, Page 818, D.R.W.C.TX. with Edythe J. Holubec (50% interest) as independent executor of estate of James F. Holubec as cited in Document No. 2005075261, O.P.R.W.C.TX., same being the southeast corner of said 18.165 acre tract;

**THENCE** S 07°20'59" W, with the common line of said remainder of a called 1.137 acre tract and said 85.681 acre tract, passing at a distance of 20.00 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY", for the southeast corner of said remainder of a called 1.137 acre tract, same being the northeast corner of a remainder of a called 121.12 acre tract, described in a deed to 3349 Land Group LLC, recorded in Document No. 2007027439, O.P.R.W.C.TX., and continuing with the common line of said remainder of a called 121.12 acre tract and said 85.681 acre tract, a total distance of 55.34 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,610.93, E=3,195,507.22) set 118.33 feet left of C.R. 404 E.C.S. 259+51.81, said point being a beginning of a curve to the right, same being the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

**THENCE** departing the common line of said 85.681 acre tract and said remainder of a called 121.12 acre tract, with the proposed north right-of-way line of C.R. 404, over and across said 85.681 acre tract, the following seven (7) courses and distances numbered 1-7:

- 1) With said curve to the right, an arc distance of 618.11 feet, through a delta of 15°59'20", having a radius of 2,215.00 feet, and a chord which bears S 61°39'10" E, a distance of 616.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 133.34 feet left of C.R. 404 E.C.S. 265+33.48,

EXHIBIT "A"

County: Williamson  
Tax ID: R019448  
Highway: C.R. 404  
Limits: From: F.M. 3349  
To: C.R. 404

Page 2 of 8  
October 5, 2022

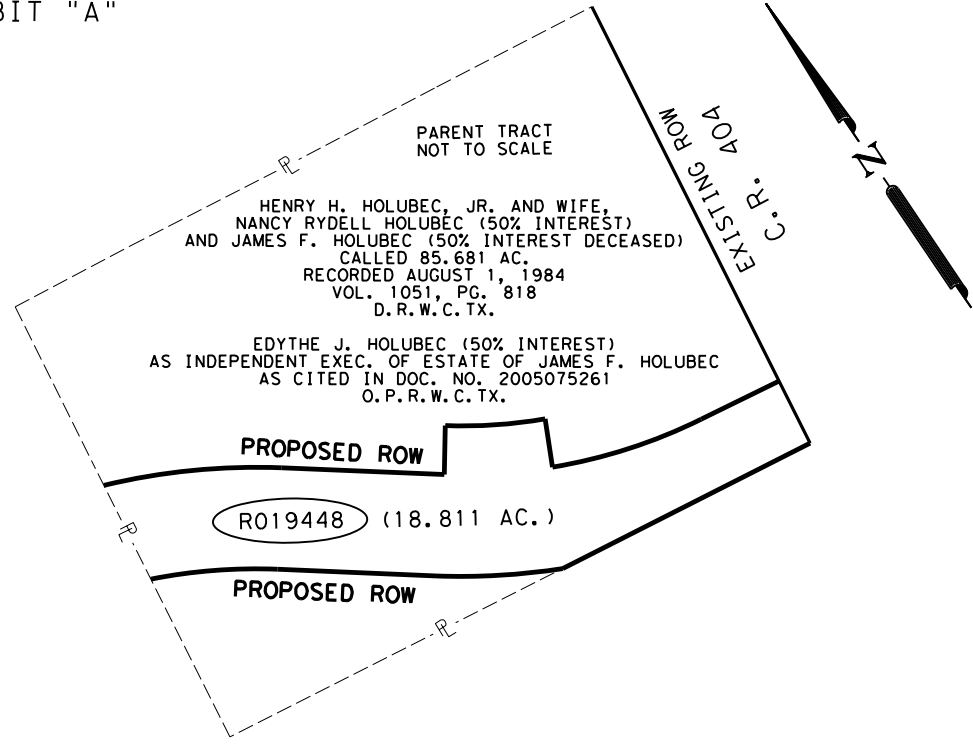
- 2) S 53°39'30" E, a distance of 561.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 151.17 feet left of C.R. 404 E.C.S. 270+97.37,
  - 3) N 34°57'51" E, a distance of 169.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 320.14 feet left of C.R. 404 E.C.S. 270+90.21, said point being the beginning of a curve to the left,
  - 4) With said curve to the left, an arc distance of 345.21 feet, through a delta of 11°39'44", having a radius of 1,696.00 feet, and a chord which bears S 59°51'12" E, a distance of 344.61 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 327.38 feet left of C.R. 404 E.C.S. 275+01.62,
  - 5) S 25°19'45" W, a distance of 169.02 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 158.35 feet left of C.R. 404 E.C.S. 275+02.10, said point being the beginning of a curve to the left,
  - 6) With said curve to the left, an arc distance of 540.78 feet, through a delta of 16°36'49", having a radius of 1,865.00 feet, and a chord which bears S 73°53'57" E, a distance of 538.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 167.66 feet left of C.R. 404 E.C.S. 280+90.56, and
  - 7) S 82°12'22" E, a distance of 298.87 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 171.94 feet left of C.R. 404 E.C.S. 283+89.63 on the existing west right-of-way line of County Road (C.R.) 404, a variable width right-of-way, no record information found, for the northeast corner of the parcel described herein;
  - 8) **THENCE** S 07°25'18" W, departing the proposed north right-of-way line of C.R. 404, with the existing west right-of-way line of C.R. 404, a distance of 240.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.11 feet right of C.R. 404 E.C.S. 283+94.62 on the proposed south right-of-way line of C.R. 404, for the northeast corner of a called 14.994 acre tract of land, described in a deed to Ernest L. Meadows, recorded in Document No. 2016090360, O.P.R.W.C.TX, same being the southeast corner of said 85.681 acre tract and the parcel described herein;
  - 9) **THENCE** N 82°50'57" W, departing the existing west right-of-way line of said C.R. 404, with the proposed south right-of-way line of said C.R. 404, same being the common line of said 85.681 acre tract and said 14.994 acre tract, a distance of 955.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 191.95 feet right of C.R. 404 E.C.S. 274+86.97, said point being the beginning of a curve to the right;
- THENCE** departing the common line of said 85.681 acre tract and said 14.994 acre tract, continuing with the proposed south right-of-way line of C.R. 404, over and across said 85.681 acre tract, the following three (3) courses and distances numbered 10-12:
- 10) With said curve to the right, an arc distance of 438.32 feet, through a delta of 11°20'17", having a radius of 2,215.00 feet, and a chord which bears N 59°19'38" W, a distance of 437.60 feet, to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 199.00 feet right of C.R. 404 E.C.S. 270+87.55,



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 (UNLESS NOTED)
- ⊙ 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
- Z--- DEED LINE (COMMON OWNERSHIP)



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2201207, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  3. CR 404 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM RPS GROUP SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2022.
  4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.



A

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D.R.W.C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O.P.R.W.C. TX.

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\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\P-R019448 Holubec\R019448 Holubec\_Plat

PAGE 4 OF 8  
REF. FIELD NOTE NO. 49078

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
				REMAINING	9.088 AC. RIGHT

*Scott C. Brashear*  
\_\_\_\_\_  
SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

*10/5/2022*  
\_\_\_\_\_  
DATE

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

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)  
EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR  
TAX ID: R019448  
18.811 AC. (819,407 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2201207, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022.

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

A. AN OIL, GAS AND MINERAL LEASE DATED OCTOBER 13, 1938, BY AND BETWEEN CE RYDELL AND HULDA RYDELL AS LESSOR, AND TOM GORTON AS LESSEE, RECORDED IN VOLUME 294, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL RIGHTS INCIDENT THERETO. TITLE TO SAID LEASE HAS NOT BEEN EXAMINED SUBSEQUENT TO THE DATE OF ITS EXECUTION.

B. RIGHT OF WAY EASEMENT DATED AUGUST 20, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 597, PAGE 996, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

C. EASEMENT DATED FEBRUARY 6, 1981, TO JAMES V MOTSINGER AND CHARLOTTE E MOTSINGER, RECORDED IN VOLUME 832, PAGE 326, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

D. ANY EASEMENTS PRESENTLY IN USE BY THE CITY OF TAYLOR AND ANY PIPES OR PIPE LINES IN PLACE UNDER THE TRACT DESCRIBED HEREIN. (SUBJECT IF APPLICABLE)

E. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH FALLS WITHIN THE BOUNDARIES OF A STREET OR ALLEY. (SUBJECT IF APPLICABLE)

F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (NOT A SURVEY MATTER)

G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT IF APPLICABLE)

H. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT IF APPLICABLE)

I. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)

J. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)


		REMAINING	57.611 AC. LEFT
EXISTING	85.510 AC.	ACQUIRE	18.811 AC.
		REMAINING	9.088 AC. RIGHT
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300	
		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HENRY H. HOLUBEC, JR. AND WIFE NANCY RYDELL HOLUBEC AND JAMES F. HOLUBEC (DECEASED) EDYTHE J. HOLUBEC AS INDEPENDENT EXECUTOR TAX ID: R019448 18.811 AC. (819,407 SQ. FT.)	

EXHIBIT "A"

HENRY H. HOLUBEC, JR. AND WIFE,  
 NANCY RYDELL HOLUBEC (50% INTEREST)  
 AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
 CALLED 85.681 AC.  
 RECORDED AUGUST 1, 1984  
 VOL. 1051, PG. 818  
 D. R. W. C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
 AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
 AS CITED IN DOC. NO. 2005075261  
 O. P. R. W. C. TX.

JOEL B. CARPENTER  
 CALLED 18.165 AC.  
 DOC. NO. 2012073128  
 O. P. R. W. C. TX.

SECTION NO. 30, ABSTRACT NO. 484  
 WATKINS NOBLES

ENGINEER'S CENTERLINE  
 CURVE DATA  
 PI Sta 260.15.07  
 N = 10,169,476.51  
 E = 3,195,523.06  
 Δ = 30° 40' 46.51" (RT)  
 D = 2° 51' 01.93"  
 L = 1,076.27'  
 T = 551.37'  
 R = 2,010.00'  
 PC Sta 254+63.70  
 PT Sta 265+39.97

P.O.C.  
 CONCRETE  
 MONUMENT  
 FOUND  
 258+35.11  
 782.30' LT

259+39.40  
 172.05' LT

20.00'

P.O.B.  
 N=10,169,610.93  
 E=3,195,507.22  
 259+51.81  
 118.33' LT

R019448 (18.811 AC.)

C.R. 404  
 ENGINEER'S CENTERLINE

3349 LAND GROUP LLC  
 REMAINDER OF A  
 CALLED 121.12 AC.  
 DOC. NO. 2007027439  
 O. P. R. W. C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S07° 39' 17" W	623.14'
(L1)	(N10° 05' 50" E)	624.17'
L2	N07° 20' 59" E	55.34'
(L2)	(N10° 01' 05" E)	1,024.66'

CURVE TABLE

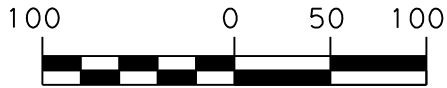
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	15° 59' 20" RT	2,215.00'	618.11'	616.11'	S61° 39' 10" E
C5	13° 29' 33" LT	1,865.00'	439.18'	438.17'	N60° 24' 16" W

260+51.08  
 229.67' RT

PROPOSED ROW

265+44.43  
 216.48' RT

N53° 39' 30" W 546.61'



GRAPHIC SCALE  
 SCALE: 1" = 100'  
 WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\P-R019448 Holubec\R019448 Holubec\_Plat

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
				REMAINING	9.088 AC. RIGHT

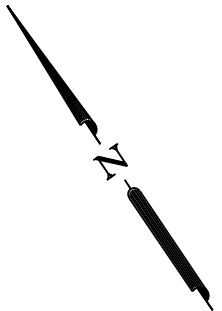


4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029  
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
 HENRY H. HOLUBEC, JR. AND WIFE NANCY  
 RYDELL HOLUBEC AND JAMES F. HOLUBEC  
 (DECEASED)  
 EDYTHE J. HOLUBEC AS INDEPENDENT  
 EXECUTOR  
 TAX ID: R019448  
 18.811 AC. (819,407 SQ. FT.)

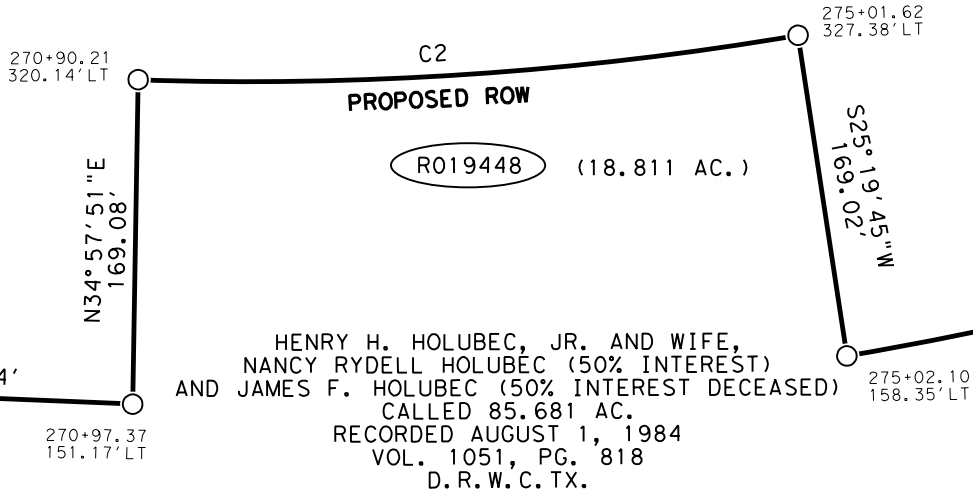
MATCH LINE SHEET 7 OF 8

EXHIBIT "A"



MATCH LINE SHEET 6 OF 8

MATCH LINE SHEET 8 OF 8



R019448 (18.811 AC.)

HENRY H. HOLUBEC, JR. AND WIFE,  
 NANCY RYDELL HOLUBEC (50% INTEREST)  
 AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
 CALLED 85.681 AC.  
 RECORDED AUGUST 1, 1984  
 VOL. 1051, PG. 818  
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EDYTHE J. HOLUBEC (50% INTEREST)  
 AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
 AS CITED IN DOC. NO. 2005075261  
 O. P. R. W. C. TX.

ENGINEER'S CENTERLINE  
 CURVE DATA  
 PI Sta 275+86.12  
 N = 10,168,620.91  
 E = 3,196,832.77  
 $\Delta = 29^\circ 35' 23.52''$  (LT)  
 D =  $2^\circ 51' 01.93''$   
 L = 1,038.05'  
 T = 530.87'  
 R = 2,010.00'  
 PC Sta 270+55.25  
 PT Sta 280+93.29

S53° 39' 30" E 561.44'

PROPOSED ROW

270+90.21  
320.14' LT

N34° 57' 51" E  
169.08'

270+97.37  
151.17' LT

PC 270+55.25

S 51° 47' 43.85" E

270+00

C.R. 404 ENGINEER'S CENTERLINE

275+00

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	11° 39' 44" LT	1,696.00'	345.21'	344.61'	S59° 51' 12" E
C3	16° 36' 49" LT	1,865.00'	540.78'	538.88'	S73° 53' 57" E
C4	11° 20' 17" RT	2,215.00'	438.32'	437.60'	N59° 19' 38" W

N82° 50' 57" W 955.84'  
 (N79° 59' 20" W 1,412.23')

ERNEST L. MEADOWS  
 CALLED 14,994 AC.  
 DOC. NO. 2016090360  
 O. P. R. W. C. TX.

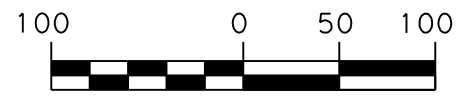
270.87.55  
199.00' RT

PROPOSED ROW

C4

274.86.97  
191.95' RT

N53° 39' 30" W 546.61'



GRAPHIC SCALE  
 SCALE: 1" = 100'  
 WILLIAMSON COUNTY, TEXAS

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
				REMAINING	9.088 AC. RIGHT



4801 Southwest Parkway  
 Building Two, Suite 100  
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RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
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 (DECEASED)  
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 TAX ID: R019448  
 18.811 AC. (819,407 SQ. FT.)

EXHIBIT "A"

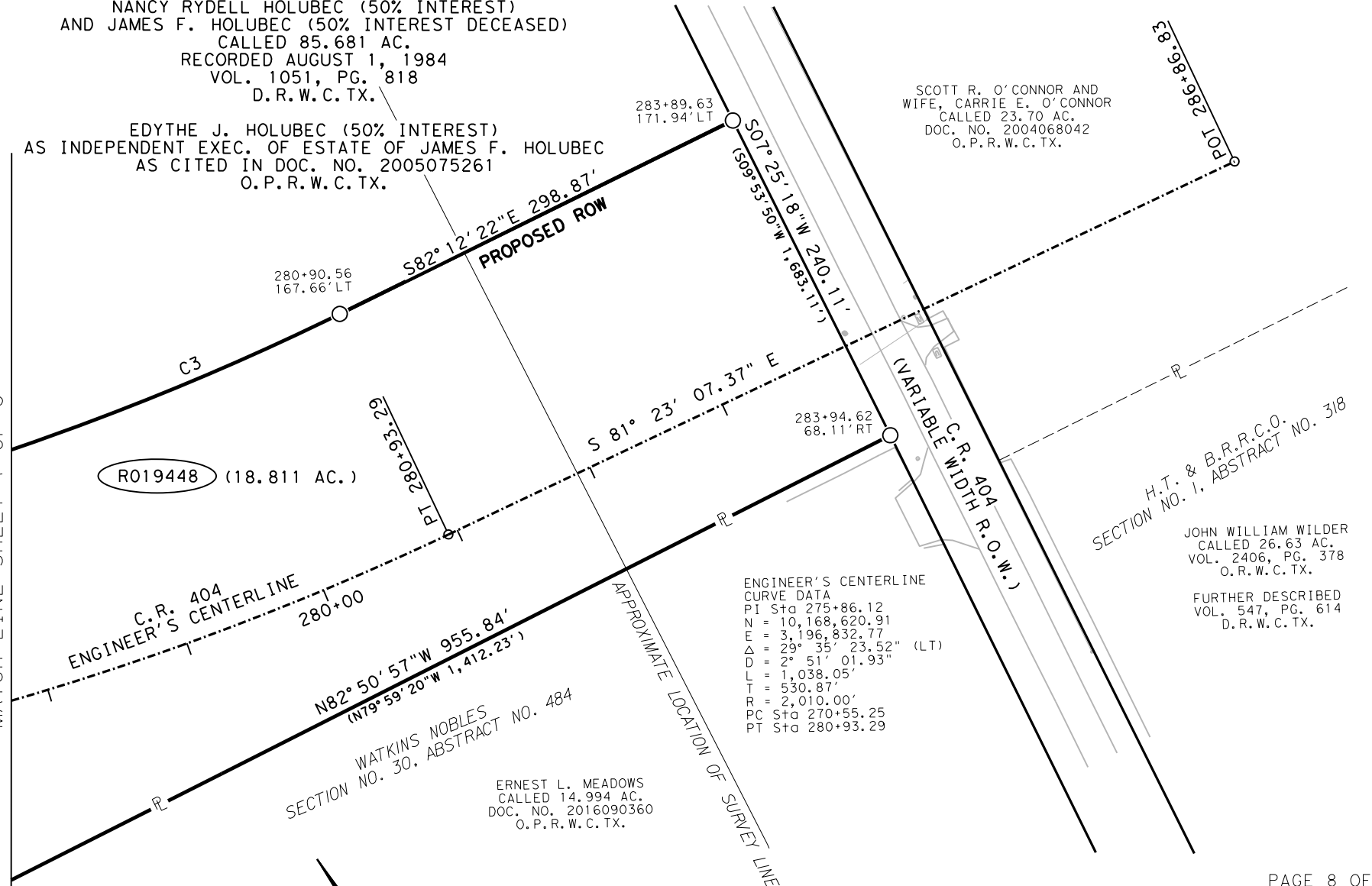
HENRY H. HOLUBEC, JR. AND WIFE,  
 NANCY RYDELL HOLUBEC (50% INTEREST)  
 AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
 CALLED 85.681 AC.  
 RECORDED AUGUST 1, 1984  
 VOL. 1051, PG. 818  
 D. R. W. C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
 AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
 AS CITED IN DOC. NO. 2005075261  
 O. P. R. W. C. TX.

SCOTT R. O'CONNOR AND  
 WIFE, CARRIE E. O'CONNOR  
 CALLED 23.70 AC.  
 DOC. NO. 2004068042  
 O. P. R. W. C. TX.

JOHN WILLIAM WILDER  
 CALLED 26.63 AC.  
 VOL. 2406, PG. 378  
 O. R. W. C. TX.  
 FURTHER DESCRIBED  
 VOL. 547, PG. 614  
 D. R. W. C. TX.

MATCH LINE SHEET 7 OF 8

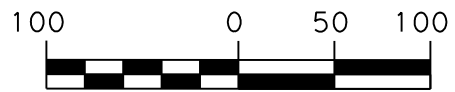


ENGINEER'S CENTERLINE  
 CURVE DATA  
 PI Sta 275+86.12  
 N = 10,168,620.91  
 E = 3,196,832.77  
 Δ = 29° 35' 23.52" (LT)  
 D = 2° 51' 01.93"  
 L = 1,038.05'  
 T = 530.87'  
 R = 2,010.00'  
 PC Sta 270+55.25  
 PT Sta 280+93.29

WATKINS NOBLES  
 SECTION NO. 30, ABSTRACT NO. 484

ERNEST L. MEADOWS  
 CALLED 14.994 AC.  
 DOC. NO. 2016090360  
 O. P. R. W. C. TX.

H.T. & B.R.R.C.O.  
 SECTION NO. 1, ABSTRACT NO. 318



GRAPHIC SCALE  
 SCALE: 1" = 100'  
 WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\P-R019448 Holubec\R019448 Holubec\_Plat

PAGE 8 OF 8  
 REF. FIELD NOTE NO. 49078

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
				REMAINING	9.088 AC. RIGHT



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

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
 HENRY H. HOLUBEC, JR. AND WIFE NANCY  
 RYDELL HOLUBEC AND JAMES F. HOLUBEC  
 (DECEASED)  
 EDYTHE J. HOLUBEC AS INDEPENDENT  
 EXECUTOR  
 TAX ID: R019448  
 18.811 AC. (819,407 SQ. FT.)

EXHIBIT "B"

County: Williamson  
Tax ID: R019447  
Highway: C.R. 404  
Limits: From: F.M. 3349  
To: C.R. 404

Page 1 of 7  
October 5, 2022

**PROPERTY DESCRIPTION FOR PARCEL R019447**

DESCRIPTION OF A 1.065 ACRE (46,411 SQ. FT.) PARCEL OF LAND LOCATED IN THE WATKINS NOBLES SURVEY, SECTION NO. 30, ABSTRACT NO. 484, WILLIAMSON COUNTY, TEXAS BEING ALL OF THE REMAINDER OF A CALLED 1.137 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HENRY H. HOLUBEC, JR. AND WIFE, NANCY RYDELL HOLUBEC (50% INTEREST) AND JAMES F. HOLUBEC (50% INTEREST DECEASED), RECORDED JULY 19, 1984 IN VOLUME 1051, PAGE 818, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.) WITH EDYTHE J. HOLUBEC (50% INTEREST) AS INDEPENDENT EXECUTOR OF ESTATE OF JAMES F. HOLUBEC, AS CITED SEPTEMBER 21, 2005 IN DOCUMENT NO. 2005075261, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.065 ACRE (46,411 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 concrete monument found 734.76 feet left of County Road (C.R.) 404 Engineer's Centerline Station (E.C.S.) 259+76.73 on the east line of a called 18.165 acre tract of land, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, O.P.R.W.C.TX., for the southwest corner of a called 105.275 acre tract of land, described as Tract 1 in a deed to RCP Taylor Rail, L.P., recorded in Document No. 2020166309, O.P.R.W.C.TX., same being the northwest corner of a called 85.681 acre tract of land described in said deed to Henry H. Holubec and wife, Nancy Rydell Holubec (50% interest) and James F. Holubec (50% interest deceased), recorded in Volume 1051, Page 818, D.R.W.C.TX. with Edythe J. Holubec (50% interest) as independent executor of estate of James F. Holubec as cited in Document No. 2005075261, O.P.R.W.C.TX.;

**THENCE** S 07°39'17" W, with the common line of said 85.681 acre tract and said 18.165 acre tract, a distance of 623.54 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,665.83, E=3,195,514.30) set 111.22 feet left of C.R. 404 E.C.S. 259+75.31 (1/2-inch iron rod found but replaced with 5/8-inch iron rod with Williamson County aluminum cap) on the proposed north right-of-way line of C.R. 404, for the southeast corner of said 18.165 acre tract, same being the northeast corner of said remainder of a called 1.137 acre tract and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 07°20'59" W, departing the proposed north right-of-way line of said C.R. 404, with the common line of said 85.681 acre tract and said remainder of a called 1.137 acre tract, a distance of 20.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 152.62 feet left of C.R. 404 E.C.S. 259+43.82, for the northeast corner of the remainder of a called 121.12 acre tract of land, described in a deed to 3349 Land Group, L.L.C., recorded in Document No. 2007027439, O.P.R.W.C.TX., same being the southeast corner of said remainder of a called 1.137 acre tract and of the parcel described herein;

2) **THENCE** N 82°28'22" W, departing the common line of said 85.681 acre tract and said remainder of a called 1.137 acre tract, with the common line of said remainder of a called 121.12 acre tract and said remainder of a called 1.137 acre tract, a distance of 2,320.60 feet to a calculated point on the existing east right-of-way line of Farm to Market (F.M.) 3349, a variable width right-of-way, as conveyed to Williamson County in Document No. 2021097796, O.P.R.W.C.TX., and in Document No. 2021148167, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 121.12 acre tract, same being the southwest corner of said remainder of a called 1.137 acre tract and the parcel described herein;



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 (UNLESS NOTED)
- ⊙ 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)



HENRY H. HOLUBEC, JR. AND WIFE,  
 NANCY RYDELL HOLUBEC (50% INTEREST)  
 AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
 REMAINDER OF A CALLED 1.137 AC.  
 VOL. 1051, PG. 818  
 D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
 AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
 AS CITED IN DOC. NO. 2005075261  
 O.P.R.W.C.TX.

PARENT TRACT  
 NOT TO SCALE

- NOTES:
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2201207, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  3. CR 404 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM RPS GROUP SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2022.
  4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

A

HENRY H. HOLUBEC, JR. AND WIFE,  
 NANCY RYDELL HOLUBEC (50% INTEREST)  
 AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
 REMAINDER OF A CALLED 1.137 AC.  
 VOL. 1051, PG. 818  
 D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
 AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
 AS CITED IN DOC. NO. 2005075261  
 O.P.R.W.C.TX.



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\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\P-R019447 Holubec\R019447 Holubec\_Plat

EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC. LEFT
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*Scott C. Brashear*  
 SCOTT C. BRASHEAR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6660, STATE OF TEXAS

10/5/2022  
 DATE

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

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
 HENRY H. HOLUBEC, JR. AND WIFE NANCY  
 RYDELL HOLUBEC AND JAMES F. HOLUBEC  
 (DECEASED)  
 EDYTHE J. HOLUBEC AS INDEPENDENT  
 EXECUTOR  
 TAX ID: R019447  
 1.065 AC. (46,411 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2201207, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022.

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

- A. AN OIL, GAS AND MINERAL LEASE DATED OCTOBER 13, 1938, BY AND BETWEEN CE RYDELL AND HULDA RYDELL AS LESSOR, AND TOM GORTON AS LESSEE, RECORDED IN VOLUME 294, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL RIGHTS INCIDENT THERETO. TITLE TO SAID LEASE HAS NOT BEEN EXAMINED SUBSEQUENT TO THE DATE OF ITS EXECUTION.
- B. RIGHT OF WAY EASEMENT DATED AUGUST 20, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 597, PAGE 996, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
- C. EASEMENT DATED FEBRUARY 6, 1981, TO JAMES V MOTSINGER AND CHARLOTTE E MOTSINGER, RECORDED IN VOLUME 832, PAGE 326, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
- D. ANY EASEMENTS PRESENTLY IN USE BY THE CITY OF TAYLOR AND ANY PIPES OR PIPE LINES IN PLACE UNDER THE TRACT DESCRIBED HEREIN. (SUBJECT IF APPLICABLE)
- E. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH FALLS WITHIN THE BOUNDARIES OF A STREET OR ALLEY. (SUBJECT IF APPLICABLE)
- F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (NOT A SURVEY MATTER)
- G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT IF APPLICABLE)
- H. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT IF APPLICABLE)
- I. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
- J. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\P-R019447 Holubec\R019447 Holubec\_Plat


EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC. LEFT
			4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		
			RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HENRY H. HOLUBEC, JR. AND WIFE NANCY RYDELL HULUBEC AND JAMES F. HOLUBEC (DECEASED) EDYTHE J. HOLUBEC AS INDEPENDENT EXECUTOR TAX ID: R019447 1.065 AC. (46,411 SQ. FT.)		

EXHIBIT "A"

SECTION NO. 30, ABSTRACT NO. 484  
WATKINS NOBLES

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D. R. W. C. TX.

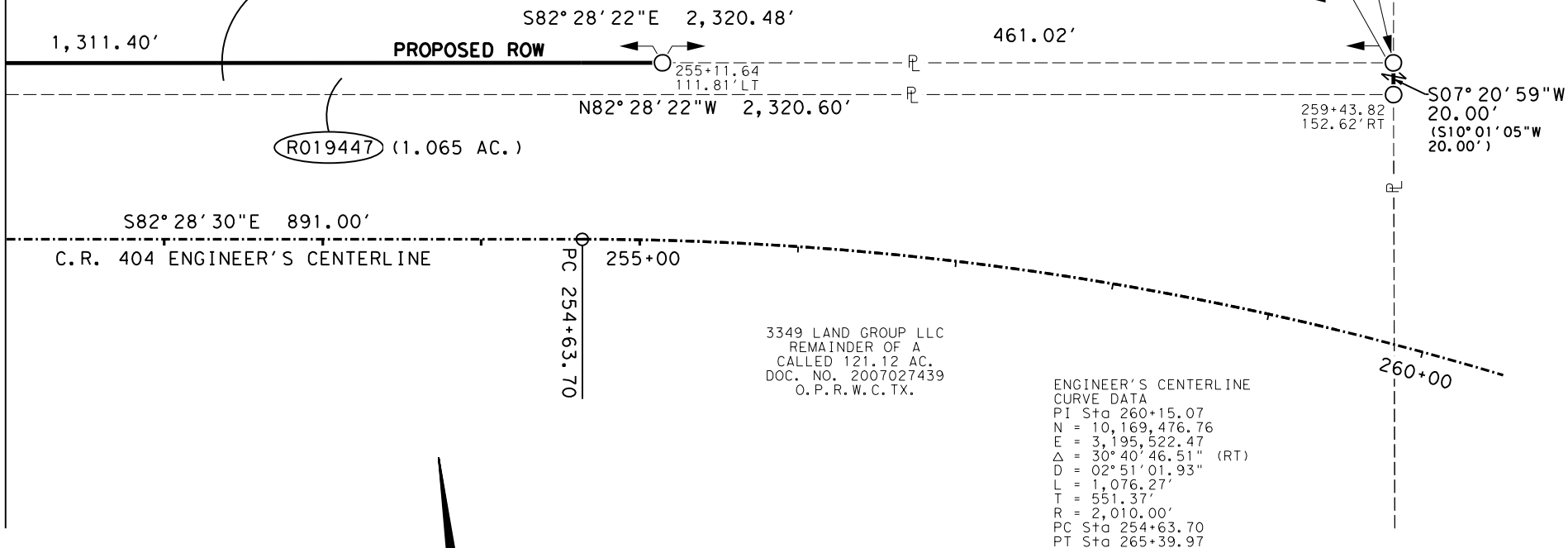
EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O. P. R. W. C. TX.

JOEL B. CARPENTER  
CALLED 18.165 AC.  
DOC. NO. 2012073128  
O. P. R. W. C. TX.

P. O. C.  
CONCRETE  
MONUMENT  
FOUND  
259+76.73  
734.76' LT

P. O. B.  
N=10,169,665.83  
E=3,195,514.30  
259+75.31  
111.22' LT  
(1/2-INCH IRON ROD FOUND BUT  
REPLACED WITH 5/8-INCH IRON ROD WITH  
WILLIAMSON COUNTY ALUMINUM CAP)

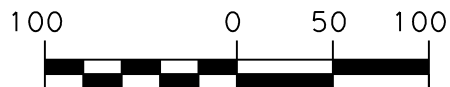
MATCH LINE SHEET 6 OF 7



R019447 (1.065 AC.)

3349 LAND GROUP LLC  
REMAINDER OF A  
CALLED 121.12 AC.  
DOC. NO. 2007027439  
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 260+15.07  
N = 10,169,476.76  
E = 3,195,522.47  
Δ = 30° 40' 46.51" (RT)  
D = 02° 51' 01.93"  
L = 1,076.27'  
T = 551.37'  
R = 2,010.00'  
PC Sta 254+63.70  
PT Sta 265+39.97



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC. LEFT
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4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)  
EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR  
TAX ID: R019447  
1.065 AC. (46,411 SQ. FT.)

EXHIBIT "A"

CHARLES BARR AND WIFE, ROSA BARR  
REMAINDER OF A CALLED 15.00 AC.  
VOL. 832, PAGE 303  
D. R. W. C. TX.

GARLAND BRUCE CLARK AND CYNTHIA A. CLARK  
CALLED 5.289 AC.  
DOC. NO. 2003061287  
O. P. R. W. C. TX.

REINA R. ALVAREZ AND JESUS G. SARINANA  
CALLED 5.289 AC.  
DOC. NO. 2021070616  
O. P. R. W. C. TX.

SECTION NO. 30, ABSTRACT NO. 484  
WATKINS NOBLES

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D. R. W. C. TX.

JOEL B. CARPENTER  
CALLED 18.165 AC.  
DOC. NO. 2012073128  
O. P. R. W. C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O. P. R. W. C. TX.

S82° 28' 22" E  
2,320.48'  
1,311.40'

PROPOSED ROW

548.06'  
242+10.45  
131.87' LT

N82° 28' 22" W 2,320.60'

R019447 (1.065 AC.)

PT 242+01.26  
S86° 01' 30" E 307.07'

PT 245+72.70  
245+00

PT 245+72.70

S82° 28' 30" E 1,860.35'

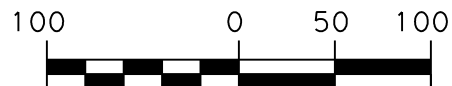
C. R. 404 ENGINEER'S CENTERLINE

250+00

3349 LAND GROUP LLC  
REMAINDER OF A  
CALLED 121.12 AC.  
DOC. NO. 2007027439  
O. P. R. W. C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 241+69.08  
N = 10,169,769.21  
E = 3,193,706.71  
Δ = 03° 33' 00" (LT)  
D = 05° 30' 52"  
L = 64.37'  
T = 32.20'  
R = 1,039.00'  
PC Sta 241+36.88  
PT Sta 242+01.26

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 245+40.53  
N = 10,169,743.46  
E = 3,194,077.28  
Δ = 03° 33' 00" (RT)  
D = 05° 30' 52"  
L = 64.37'  
T = 32.20'  
R = 1,039.00'  
PC Sta 245+08.33  
PT Sta 245+72.70



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019447 Holubec\R019447 Holubec\_Plat

EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC. LEFT
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4801 Southwest Parkway  
Building Two, Suite 100  
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(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)  
EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR  
TAX ID: R019447  
1.065 AC. (46,411 SQ. FT.)

MATCH LINE SHEET 7 OF 7

MATCH LINE SHEET 5 OF 7

EXHIBIT "A"

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 241+69.08  
N = 10,169,769.21  
E = 3,193,706.71  
Δ = 03° 33' 00" (LT)  
D = 05° 30' 52"  
L = 64.37'  
T = 32.20'  
R = 1,039.00'  
PC Sta 241+36.88  
PT Sta 242+01.26

DIANE, CLYDE, AND CHARLES R. BARR  
DOC. NO. 2003061286  
O. P. R. W. C. TX.  
  
FURTHER DESCRIBED IN  
CALLED 2.500 AC.  
VOL. 848, PAGE 697  
D. R. W. C. TX.

CHARLES BARR AND  
WIFE, ROSA BARR  
REMAINDER OF  
A CALLED 15.00 AC.  
VOL. 832, PAGE 303  
D. R. W. C. TX.

SECTION WATKINS NOBLES  
NO. 30, ABSTRACT NO. 484

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D. R. W. C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O. P. R. W. C. TX.

BRIAN N. BROWN  
REMAINDER OF A  
CALLED 2.496 AC.  
DOC. NO. 2015065368  
O. P. R. W. C. TX.

EXISTING ROW

MATCH LINE SHEET 6 OF 7

1/2-INCH W/ALUM  
R.O.W CAP  
236+54.16  
134.32' LT

N07° 39' 59"E  
20.00'  
(N10° E 20.00')

S82° 28' 22"E 2,320.48'  
548.06'

N82° 28' 22"W 2,320.60'  
(N80° 00' 10"W 2,476.34')

R019447 (1.065 AC.)

WILLIAMSON COUNTY, TEXAS  
CALLED 0.072 AC.  
DOC. NO. 2021097796  
O. P. R. W. C. TX.

S82° 28' 30"E 979.84'

PC 241+36.88

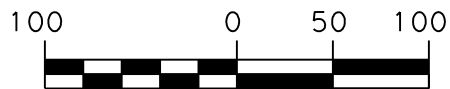
C.R. 404 ENGINEER'S CENTERLINE 240+00

3349 LAND GROUP LLC  
REMAINDER OF A  
CALLED 121.12 AC.  
DOC. NO. 2007027439  
O. P. R. W. C. TX.

F.M. 3349  
(VARIABLE WIDTH R.O.W.)

235+00

WILLIAMSON COUNTY, TEXAS  
CALLED 7.512 AC.  
DOC. NO. 2021148167  
O. P. R. W. C. TX.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



PAGE 7 OF 7  
REF. FIELD NOTE NO. 49077

FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019447 Holubec\R019447 Holubec\_Plat

EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC. LEFT
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4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)  
EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR  
TAX ID: R019447  
1.065 AC. (46,411 SQ. FT.)